



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:44 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ATTENDANCE:

PRESENT: CHAIRMAN CRAIG GALATI, VICE CHAIRMAN RICHARD TRUESDELL, MEMBERS STEVEN EVANS, LAURA McSWAIN, AND TODD NIGRO

EXCUSED: MEMBERS BYRON GOYNES AND STEPHEN QUINN

STAFF PRESENT: ROBERT GENZER - PLANNING & DEVELOPMENT DEPT., MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE - PLANNING & DEVELOPMENT DEPT., EDDIE DICHTER – PLANNING & DEVELOPMENT DEPT., DAVID GUERRA - PUBLIC WORKS, RICHARD SCHRODER - PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, DOREEN ARAUJO – CITY CLERK'S OFFICE, LINDA OWENS – CITY CLERK'S OFFICE

MINUTES:

CHAIRMAN GALATI called the Briefing to order at 5:44 P.M.

DAVID CLAPSADDLE, Planning and Development, began by announcing the following items have been requested to be held in abeyance or withdrawn.

<u>ITEM 11</u>	GPA-0039-02	O'HARE	1/09/2003 PC
<u>ITEMS 12, 13 AND 14</u>	Z-0072-02, VAR-1267, Z-0072-02(1)	SW DESERT EQUITIES	WITHDRAWN WITHOUT PREJUDICE
<u>ITEM 15</u>	VAR-1261	DEXTER TRUST	WITHDRAWN WITHOUT PREJUDICE
<u>ITEM 16</u>	Z-0067-99(3)	B&B TRUST	WITHDRAWN WITHOUT PREJUDICE
<u>ITEMS 17, 18 AND 19</u>	ZON-1103, SDR-1104, VAC-1254	PARDEE HOMES	1/23/2003 PC

City of Las Vegas

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002 Planning & Development Department BRIEFING

<u>ITEM 26</u>	SUP-1158	TIGHI FAMILY TRUST	WITHDRAWN WITHOUT PREJUDICE
<u>ITEMS 29, 30 AND 31</u>	MOD-1271, ZON-1270 AND SDR-1272	IRON MOUNTAIN RANCH	1/23/2003 PC
<u>ITEM 36</u>	ZON-1260	BECKER TRUST	1/09/2003
<u>ITEM 37</u>	VAR-1266	BECKER TRUST	WITHDRAWN WITHOUT PREJUDICE
<u>ITEM 38</u>	SDR-1262	BECKER TRUST	1/09/2003
<u>ITEM 62</u>	TA-0022-02	CITY OF LAS VEGAS	2/27/2003

MR. CLAPSADDLE said there are condition changes. Public Works has given the Commissioners condition changes for Items 1, 2 and 3.

Planning and Development would like Condition 2 in Item 4 deleted and Condition 3 deleted in Item 10.

Item 24 should have the following conditions added:

- 1) All lots along Mustang Avenue and Jones Boulevard shall have a minimum of 20,000 square feet in area; and
- 2) All lots along Horse drive and Meisenheimer Drive shall have a minimum of 18,000 square feet in area.

Item 27 should have some condition changes with Subdivision changed to *site* in Condition 14, Tentative Map for this site changed to *Construction Drawings* in Condition 15, Delete Condition 16, and Condition 4 to read: *The site plan shall be revised and approved by Planning and Development staff, prior to the time of submittal of civil improvement plans or building permits, whichever occurs first.*

In addition, MR. CLAPSADDLE said Item 6 should be taken off the Consent agenda and heard with Item 49 because they are related.

MR. CLAPSADDLE referred to Item 58 and suggested this item be moved up on the agenda.

City of Las Vegas

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002 Planning & Development Department BRIEFING

MR. CLAPSADDLE said in regard to Item 63, staff does not have a recommendation for this item.

MR. CLAPSADDLE said on January 16, 2003 there will be a Special Planning Commission meeting at 6:00 P.M. on the Rancho Corridor Study. Also, on February 20, 2003 there will be a Planning Commission meeting workshop that will be a field trip. MR. GENZER added that Nevada Power Company will be hosting that field trip to look at utility boxes in landscaped areas, etc.

MR. GENZER announced to the Commissioners that there will be a new arrangement for them to park when they come to City Hall to attend the Planning Commission meetings.

BRIEFING ADJOURNED AT 5:50 P.M.



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND TUESDAY AT 5:00 A.M.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN GALATI.

CALL TO ORDER: 6:03 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT CHAIRMAN CRAIG GALATI, VICE CHAIRMAN RICHARD TRUESDELL, MEMBERS STEVEN EVANS, LAURA McSWAIN, (Excused from 6:32 to 7:57) AND TODD NIGRO

EXCUSED: MEMBER STEPHEN QUINN

STAFF PRESENT: ROBERT GENZER - PLANNING & DEVELOPMENT DEPT., MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE - PLANNING & DEVELOPMENT DEPT., EDDIE DICHTER – PLANNING & DEVELOPMENT DEPT., CHRIS MACDONALD – PLANNING & DEVELOPMENT DEPT., DAVID GUERRA - PUBLIC WORKS, RICHARD SCHRODER - PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, DOREEN ARAUJO – CITY CLERK'S OFFICE, LINDA OWENS – CITY CLERK'S OFFICE

(6:00)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

SUBJECT:

Approval of the minutes of the November 21, 2002 Planning Commission Meeting

MOTION:

TRUESDELL - APPROVED – UNANIMOUS with NIGRO abstaining as he did not attend the meeting and QUINN excused

MINUTES:

There was no discussion.

(6:04)

1-40



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

CHAIRMAN GALATI announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

CHAIRMAN GALATI read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

CHAIRMAN GALATI noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-1244 - MONTECITO TOWN CENTER NORTH - MONTECITO TOWN CENTER, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 3 LOT COMMERCIAL SUBDIVISION on 80.00 acres on the east side of the El Capitan alignment (PROPOSED Durango Drive) between Elkhorn Road and Deer Springs Way (APN: 125-20-501-001 and 125-20-601-001), TC (Town Center) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED Items 1 through 5 and 7 through 9 subject to conditions with the first sentence in Condition 11 deleted in Item 1; and Condition 14 amended as follows:

14. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Area Traffic mitigation contribution will be determined in accordance with the Montecito Development Agreement; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 1 – TMP-1244

MOTION – Continued:

shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site;

and additional condition as follows:

Applicant acknowledges that all the development on the subject parcel must occur in accordance with Section 5.1.8 of the Montecito Town Center Land Use and Design Standards Appendix. Applicant further acknowledges that compliance with this section will require the provision of a street network acceptable to both Planning and Development and Department of Public Works.

- UNANIMOUS with TRUESDELL abstaining on Items 1, 2 and 3 due to a business interest with one of the applicants and QUINN excused

This is final action.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item. He requested Item 6 be pulled off the Consent agenda and heard with Item 49.

DAVID GUERRA, Public Works, said there are condition changes for Items 1, 2 and 3.

DAVID CLAPSADDLE, Planning and Development, stated on Item 4 staff would like to delete Condition 2 and that has been confirmed with the applicant.

MATT WARNER, Montecito Town Center, LLC, 6600 West Charleston Boulevard, Suite 124, appeared on behalf of the applicant for Items 1, 2 and 3. He concurred with the conditions as amended.

(6:18 – 6:20)

1-450

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 1 – TMP-1244

CONDITIONS:

1. A Site Development Plan Review for each development shall be approved by Planning Commission prior to the issuance of any building permits.
2. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
6. Site development to comply with all applicable conditions of approval for Z-76-98, the Montecito Town Center Master Plan, and all other subsequent site-related actions.

Public Works

7. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final map for this site. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
8. Coordinate with the Collection Systems Planning Section of the Department of Public Works to improve the public sewer system per the Master Sewer Plan dated November 6, 2001, unless a revision acceptable to the City Engineer is submitted and approved. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 1 – TMP-1244

CONDITIONS – Continued:

9. A Master Streetlight Plan of public street lights for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.
11. Dedicate 80 feet of right-of-way for Dorrell Lane unless a modification to the Town Center Development Plan or Montecito Town Center Development Agreement allows elimination. Dedicate 90 feet for Montecito Parkway and 40 feet for Deer Springs Way. Dedicate 54 foot radii at the northeast corner of Deer Springs Way and the new Durango Drive (AKA El Capitan Way), the southeast corner of Elkhorn Road and the new Durango Drive (AKA El Capitan Way), the southeast corner of Elkhorn Road and Montecito Parkway, and the southwest corner of Elkhorn Road and Montecito Parkway. If Dorrell Lane is dedicated also dedicate 30 foot radii at the northwest corner of Dorrell Lane and Montecito Parkway, the southwest corner of Dorrell Lane and Montecito Parkway, the southeast corner of Dorrell Lane and the new Durango Drive (AKA El Capitan Way), and the northeast corner of Dorrell Lane and the new Durango Drive (AKA El Capitan Way).
12. Construct full-width street improvements on Montecito Parkway and Dorrell Lane, if dedicated, running through this site concurrent with development of this site. Construct half-street improvements including appropriate overpaving on Deer Springs Way adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal systems concurrent with development of this site.
13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed street layout and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 1 – TMP-1244

CONDITIONS – Continued:

14. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
16. Site development to comply with all applicable conditions of approval for Z-0076-98, the Montecito Town Center Development Agreement, and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-1246 - MONTECITO TOWN CENTER EAST - JACK BINION/ PHYLLIS COPE
- Request for a Tentative Map FOR A 2 LOT COMMERCIAL SUBDIVISION on 40.22 acres on the west side of Durango Drive between Dorrell Lane and Deer Springs Way (APN:125-20-601-002, 003, 125-20-602-001, 002, 003, 004, 125-20-603-001, 002, 003 and 004), TC (Town Center) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED Items 1 through 5 and 7 through 9 subject to conditions with Conditions 11 and 14 amended as follows:

11. Dedicate appropriate right-of-way for a total street width of 80 feet for Haley Avenue unless an alternative public street alignment is approved by the City Engineer. Dedicate 90 feet for Montecito Parkway and 40 feet for Deer Springs Way. Dedicate 54-foot radii at the northwest corner of Deer Springs Way and the northwest corner Deer Springs Way and the old Durango Drive alignment, the northeast corner of Deer Springs Way and Montecito Parkway, and the northwest corner of Deer Springs Way and Montecito Parkway. If Haley Avenue is dedicated also dedicate 30-foot radii at the northeast corner of Haley Avenue and Montecito Parkway, the southeast corner of Haley Avenue and Montecito Parkway, the southwest corner of Haley Avenue and the old Durango Drive alignment, and the northwest corner of Haley Avenue and the old Durango Drive alignment; -

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 2 – TMP-1246

MOTION – Continued:

14. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Area Traffic mitigation contribution will be determined in accordance with the Montecito Development Agreement; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

– UNANIMOUS with TRUESDELL abstaining on Items 1, 2 and 3 due to a business interest with one of the applicants and QUINN excused

This is final action.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item. He requested Item 6 be pulled off the Consent agenda and heard with Item 49.

DAVID GUERRA, Public Works, said there are condition changes for Items 1, 2 and 3.

DAVID CLAPSADDLE, Planning and Development, stated on Item 4 staff would like to delete Condition 2 and that has been confirmed with the applicant.

MATT WARNER, Montecito Town Center, LLC, 6600 West Charleston Boulevard, Suite 124, appeared on behalf of the applicant for Items 1, 2 and 3. They concur with the conditions as amended.

(6:18 – 6:20)

1-450

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 2 - TMP-1246

CONDITIONS:

Planning and Development

1. A Site Development Plan Review for each development shall be approved by Planning Commission prior to the issuance of any building permits.
2. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Petition of Vacation VAC-1188 must record immediately prior to the recordation of a Final Map For this site, unless the Final Map is revised to acknowledge the existing rights-of-way.
7. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
8. Coordinate with the Collection Systems Planning Section of the Department of Public Works to improve the public sewer system per the Master Sewer Plan dated November 6, 2001, unless a revision acceptable to the City Engineer is submitted and approved. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 2 - TMP-1246

CONDITIONS – Continued:

9. A Master Streetlight Plan of public street lights for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.
11. Dedicate appropriate right-of-way for a total street width of 80 feet for Haley Avenue unless a modification to the Town Center Development Plan or Montecito Town Center Development Agreement allows elimination. Dedicate 90 feet for Montecito Parkway and 40 feet for Deer Springs Way. Dedicate 54 foot radii at the northwest corner of Deer Springs Way and the old Durango Drive alignment, the northeast corner of Deer Springs Way and Montecito Parkway, and the northwest corner of Deer Springs Way and Montecito Parkway. If Haley Avenue is dedicated also dedicate 30 foot radii at the northeast corner of Haley Avenue and Montecito Parkway, the southeast corner of Haley Avenue and Montecito Parkway, the southwest corner of Haley Avenue and the old Durango Drive alignment, and the northwest corner of Haley Avenue and the old Durango Drive alignment.
12. Construct full-width street improvements on Montecito Parkway running through this site concurrent with development of this site. Construct half-street improvements including appropriate overpaving on Deer Springs Way, Montecito Parkway, the old Durango Drive alignment, and Haley Avenue (if Haley Avenue is constructed), adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal systems concurrent with development of this site.
13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed street layout and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 2 - TMP-1246

CONDITIONS – Continued:

14. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
16. Site development to comply with all applicable conditions of approval for Z-0076-98, the Montecito Town Center Development Agreement, and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-1248 - MONTECITO TOWN CENTER SOUTH - MONTECITO TOWN CENTER, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 2 LOT COMMERCIAL SUBDIVISION on 32.5 acres adjacent to the west side of the Durango Drive alignment, south of the Bath Avenue alignment (APN: 125-20-703-001, 002, 003, 004, 125-20-704-001, 002, 003, 004, 125-20-803-001 and 125-20-803-004), TC (Town Center) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED Items 1 through 5 and 7 through 9 subject to conditions with Condition 13 amended as follows:

13. **A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Area Traffic mitigation contribution will be determined in accordance with the Montecito Development Agreement; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of**

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 3 – TMP-1248

MOTION – Continued:

on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

– UNANIMOUS with TRUESDELL abstaining on Items 1, 2 and 3 due to a business interest with one of the applicants and QUINN excused

This is final action.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item. He requested Item 6 be pulled off the Consent agenda and heard with Item 49.

DAVID GUERRA, Public Works, said there are condition changes for Items 1, 2 and 3.

DAVID CLAPSADDLE, Planning and Development, stated on Item 4 staff would like to delete Condition 2 and that has been confirmed with the applicant.

MATT WARNER, Montecito Town Center, LLC, 6600 West Charleston Boulevard, Suite 124, appeared on behalf of the applicant for Items 1, 2 and 3. He concurred with the conditions as amended.

(6:18 – 6:20)

1-450

CONDITIONS:

Planning and Development

1. A Site Development Plan Review for each development shall be approved by Planning Commission prior to the issuance of any building permits.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 3 - TMP-1248

CONDITIONS:

2. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Petition of Vacation VAC-1185 and VAC-1187 must record immediately prior to the recordation of a Final Map For this site, unless the Final Map is revised to acknowledge the existing rights-of-way
7. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sewer in the old Durango Drive alignment to a depth and location acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
8. A Master Streetlight Plan of public street lights for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 3 - TMP-1248

CONDITIONS – Continued:

9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.
10. Dedicate appropriate rights-of-way for an 80 foot right away for Rome Boulevard, an additional 10 feet of right-of-way for a total 40 foot half street of right-of-way adjacent to this site for Riley Street, 30 feet of right-of-way adjacent to this site for Darling Road, and 90 feet of right-of-way for Montecito Parkway. Dedicate a total radii of 20 feet at the northeast corner of Riley Street and Rome Boulevard, and the southeast corner of Riley Street and Rome Boulevard. Dedicate a total radii of 30 feet at the northwest corner of Darling Road and Montecito Parkway, the northwest corner of Rome Boulevard and Montecito Parkway, and the southwest corner of Rome Boulevard and Montecito.
11. Construct full-width street improvements on Montecito Parkway and Rome Boulevard running through this site concurrent with development of this site. Construct half-street improvements including appropriate overpaving (if legally able) on Riley Street, Rome Boulevard and Darling Road, adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed street layout and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 3 - TMP-1248

CONDITIONS – Continued:

13. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. Provide all necessary dedications for the re-aligned Durango Drive (aka Town Center Loop Road), and Deer Springs Way prior to recordation of the Order of Vacation.
14. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-1253 - SILVERSTONE RANCH - PARCEL 4 - PN II, INC. - Request for a Tentative Map FOR 32 LOTS on 8.31 acres adjacent to the north side of Grand Teton Drive, approximately 360 feet west of Rainbow Boulevard (APN: 125-10-811-003), R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED Items 1 through 5 and 7 through 9 subject to conditions with Condition 2 deleted – UNANIMOUS with TRUESDELL abstaining on Items 1, 2 and 3 due to a business interest with one of the applicants and QUINN excused

This is final action.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item. He requested Item 6 be pulled off the Consent agenda and heard with Item 49.

DAVID GUERRA, Public Works, said there are condition changes for Items 1, 2 and 3.

DAVID CLAPSADDLE, Planning and Development, stated on Item 4 staff would like to delete Condition 2 and that has been confirmed with the applicant.

(6:18 – 6:20)

1-450

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 4 - TMP-1253

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. An Equestrian Trail will be required along the north side of Grand Teton Drive. The trail cross-section will be constructed in compliance with the specifications included in the Recreation Trails Element of the 2020 Master Plan.
3. All development shall conform to the Conditions of Approval for Site Development Plan Review [Z-0075-91(13)] and all subsequent site-related action.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

6. Appropriate adjacent units shall record for legal access prior to the recordation of a Final Map for this site.
7. Petition of Vacation VAC-1249 must record prior to the recordation of a Final Map for this site.
8. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
9. Public drainage easements must be common lots or private streets to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.

PLANNING COMMISSION MEETING OF DECEMBER 19, 200
Planning & Development Department
Item 4 – TMP-1253

CONDITIONS – Continued:

10. An update to the previously approved Master Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
11. Site development to comply with all applicable conditions of approval for Z-0075-91 and all other subsequent site-related actions.
12. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-1263 - SIERRA II - FALLING ROCK, LIMITED LIABILITY COMPANY, ET AL - Request for a Tentative Map FOR A 261 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 21.8 acres adjacent to the south side of Gowan Road approximately 700 feet east of Cliff Shadows Parkway (APN: 137-12-301-005, 006, 013, 014 and a portion of 137-12-301-008), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation)] [PROPOSED: PD (Planned Development) Zone], Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED Items 1 through 5 and 7 through 9 subject to conditions – UNANIMOUS with TRUESDELL abstaining on Items 1, 2 and 3 due to a business interest with one of the applicants and QUINN excused

This is final action.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item. He requested Item 6 be pulled off the Consent agenda and heard with Item 49.

DAVID GUERRA, Public Works, said there are condition changes for Items 1, 2 and 3. In addition, on Item 4 staff would like to delete Condition 2 and that has been confirmed with the applicant.

(6:18 – 6:20)

1-450

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 5 – TMP-1263

CONDITIONS:

Planning and Development

1. Prior to the submittal of a Final Map Technical Review, the applicant shall submit and have approved by Planning staff a revised map that clearly depicts the minimum open space required by the Lone Mountain West Master Plan.
2. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
6. Site development to comply with all applicable conditions of approval for Rezoning (Z-0086-02), Site Development Plan Review [Z-0086(1)], and Variance (VAR-1309).

Public Works

7. Extend public sewer to southern edge of this site in Novat Street also provide a public sewer stub to the southeast corner of this site at a location and depth acceptable to the City Engineer concurrent with development of this site
8. Petition of Vacation VAC-1264 must record prior to the recordation of a Final Map for this site.
9. Site development to comply with all applicable conditions of approval for Z-73-02 and all other subsequent site-related actions.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 5 – TMP-1263

CONDITIONS – Continued:

10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-1268 - TIMBER RIDGE - LONE MOUNTAIN BUFFALO PARTNERSHIP -
Request for a Tentative Map FOR A 42 LOT SINGLE FAMILY RESIDENTIAL
SUBDIVISION on 15.7 ACRES adjacent to the southwest corner of Buffalo Drive and Lone
Mountain Road (APN 138-04-503-002 and 003), U (Undeveloped) [DR (Desert Rural Density
Residential) General Plan Designation PROPOSED: R (Rural Density Residential)]
[PROPOSED: RPD3 (Residential Planned Development - 3 Units Per Acre)], Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

**GOYNES – ABEYANCE to the 1/23/2003 Planning Commission meeting – UNANIMOUS
with Galati abstaining as Trophy Homes is a client of his firm and QUINN excused**

MINUTES:

CHAIRMAN GALATI stated this item would be heard with Item 49 [VAR-1309].

DAVID CLAPSADDLE, Planning and Development, stated this Tentative Map that is related to
a Variance accurately depicts the Site Development Plan that was approved by the City Council.
Staff recommended denial.

ROBERT GENZER, Director, Planning and Development, recommended after the vote was
taken on Item 49 [VAR-1309], and it was denied, that the applicant will probably appeal that
decision and the appeal would be heard at the 1/22/2003 City Council meeting. Therefore, this
Tentative Map should be held in abeyance until the 1/23/2003 Planning Commission meeting.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 6 – TMP-1268

MINUTES – Continued:

COMMISSIONER GOYNES then made a motion for abeyance to the 1/23/2003 Planning Commission meeting.

NOTE: See Item 49 [VAR-1309] for related discussion.

(8:52 – 9:07)

2-3150

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-1269 - SAVANNAH FALLS - KENNETH GRAGSON - Request for a Tentative Map FOR A 91 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 17.9 acres adjacent to the northwest corner of Decatur Boulevard and Elkhorn Road (APN 125-13-803-008, 010, 014 and 015), R-E (Residence Estates) under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED Items 1 through 5 and 7 through 9 subject to conditions – UNANIMOUS with TRUESDELL abstaining on Items 1, 2 and 3 due to a business interest with one of the applicants and QUINN excused

This is final action.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item. He requested Item 6 be pulled off the Consent agenda and heard with Item 49.

DAVID GUERRA, Public Works, said there are condition changes for Items 1, 2 and 3.

DAVID CLAPSADDLE, Planning and Development, stated on Item 4 staff would like to delete Condition 2 and that has been confirmed with the applicant.

(6:18 – 6:20)

1-450

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 7 – TM:-1269

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. Street names must be provided in accordance with the City's Street Naming Regulations.
3. All development is subject to the conditions of City Departments and State Subdivision Statutes.
4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
5. Site development to comply with all applicable conditions of approval for Rezoning (Z-0002-02) and Site Development Plan Review (SDR-1055).

Public Works

6. Site development to comply with all applicable conditions of approval for Z-2-02 and all other subsequent site-related actions.
7. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-1227 - JAMES AND ELIZABETH BRACY, JR. - Request for an Extension of Time of an approved Special Use Permit (U-0072-00) WHICH ALLOWED A CHURCH/ HOUSE OF WORSHIP at 330 North 9th Street (APN: 139-35-112-001), R-4 (High Density Residential), Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED Items 1 through 5 and 7 through 9 subject to conditions – UNANIMOUS with TRUESDELL abstaining on Items 1, 2 and 3 due to a business interest with one of the applicants and QUINN excused

This is final action.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item. He requested Item 6 be pulled off the Consent agenda and heard with Item 49.

DAVID GUERRA, Public Works, said there are condition changes for Items 1, 2 and 3.

DAVID CLAPSADDLE, Planning and Development, stated on Item 4 staff would like to delete Condition 2 and that has been confirmed with the applicant.

(6:18 – 6:20)

1-450

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 8 – EOT-1227

CONDITIONS:

Planning and Development

1. Homeless shelters and other similar activities are prohibited
2. Conformance to the Conditions of Approval for Special Use Permit (U-0072-00).
3. This Extension of Time of an approved Special Use Permit shall expire on October 18, 2004 unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. Conformance to all Minimum Requirements under Title 19.04.050 for Church/House of Worship use.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ANX-1238 - CLARK COUNTY SCHOOL DISTRICT - Request to Annex property generally located on the southeast corner of Buffalo Drive and Grand Teton Drive containing approximately 36.23 acres (APN: 125-15-101-002), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

McSWAIN – APPROVED Items 1 through 5 and 7 through 9 subject to conditions – **UNANIMOUS** with **TRUESDELL** abstaining on Items 1, 2 and 3 due to a business interest with one of the applicants and **QUINN** excused

This is final action.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item. He requested Item 6 be pulled off the Consent agenda and heard with Item 49.

DAVID GUERRA, Public Works, said there are condition changes for Items 1, 2 and 3.

DAVID CLAPSADDLE, Planning and Development, stated on Item 4 staff would like to delete Condition 2 and that has been confirmed with the applicant.

(6:18 – 6:20)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - V-0054-02 - SEA BREEZE VILLAGE, LIMITED LIABILITY COMPANY, ET AL - Request for a Variance TO ALLOW 652 PARKING SPACES WHERE 729 PARKING SPACES ARE REQUIRED on property located adjacent to the northeast corner of Buffalo Drive and Vegas Drive (APN: 138-22-418-002, 003 and 004), C-1 (Limited Commercial) Zone, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions with Condition 3 deleted – UNANIMOUS with QUINN excused

To be heard by the City Council on 1/22/2003.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this item was held in abeyance from the 10/24/2002 Planning Commission meeting. Since that time staff has had several meetings with the applicant to clarify some issues. Staff had requested the applicant provide some data in regard to the number of existing parking spaces, the amount of square footage that is vacant, and how many parking spaces are needed if this shopping center were completely leased. The applicant indicated there are 652 parking spaces on the site and the requirement is 729 spaces. They did a parking survey of each use, hours of operation, and peak hours of parking volume that each use has. There is about 15,000 square feet of leaseable space. If a use leases space in the center, there may be a need for an additional Variance. Staff recommended denial.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 10 – V-0054-02

MINUTES – Continued:

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared in order to represent Great American Capital and Laurich Properties, joint developers of this project. This is a mixed-use project. It has some office uses, some retail uses, and some uses that are inbetween. Those uses have different peak parking hours and can work well together to justify a slight deviation, less than 9%, from what the code requires. Steiner's Tavern is a nighttime use. The medical office is primarily a daytime use. The retail shops and restaurants would be primarily nighttime and weekend uses. The office project is a daytime use.

The second justification for a Variance is that the code is excessive in what it requires because it doesn't have a separate calculation for shopping centers that share parking and have different mixed uses. It requires the applicant to predict what will be in each space and totals those up. If the uses in the vacant pieces are more intense than what is calculated, there may have to be another parking Variance.

No one appeared in opposition.

ROBERT GENZER, Director, Planning and Development, explained that staff is beginning to process a Text Amendment to alter the code to have a lesser number of parking spaces when it involves a shopping center and to keep the current requirements if it is a stand-alone building.

COMMISSIONER TRUESDELL noted that there are several shopping centers that have sit-down restaurants where there are many patrons waiting to get in. It is usually a problem of the individual retailer.

CHAIRMAN GALATI commented that staff does not get notified of a parking problem until a business license is issued.

MR. CLAPSADDLE requested Condition 3 be deleted.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:20 – 6:32)

1-529

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 10 – V-0054-02

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0097-90), Site Development Plan Review [Z-0097-90(8)], and all other subsequent site related actions.
2. This Variance shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. The applicant shall apply for a Variance.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - GPA-0039-02 - VIVINIAN O'HARE ON BEHALF OF RICHMOND AMERICAN HOMES - Request to amend a portion of the Centennial Hills Sector Plan FROM: EC-TC (Employment Center - Town Center) TO: MLA-TC (Medium Low Attached - Town Center) on 26.45 acres adjacent to the east side of Tee Pee Lane, approximately 250 feet north of Grand Teton Drive (APN: 125-07-801-002), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

McSWAIN – ABEYANCE to the 1/9/2003 Planning Commission meeting – UNANIMOUS with QUINN excused

NOTE: COMMISSIONER TRUESDELL said he will vote on an abeyance motion, but not when it is heard at the next meeting because he has a business interest with the Focus Commercial Group.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested this item be held in abeyance to the 1/9/2003 Planning Commission meeting. The applicant has a new representative for the project.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 11 – GPA-0039-02

MINUTES – Continued:

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared in order to represent the Focus Commercial Group. They will be prepared to make a presentation at the next meeting.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:06 – 6:08)

1-78

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - Z-0072-02 - SOUTHWEST DESERT EQUITIES, ET AL ON BEHALF OF KB HOME NEVADA, INC. - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on 16.1 acres adjacent to the south side of Lone Mountain Road west of Cliff Shadows Parkway (APN: 137-01-101-002, 003 and 004), PROPOSED USE: SINGLE FAMILY DETACHED DEVELOPMENT, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUESDELL – WITHDRAWN WITHOUT PREJUDICE of Item 12 [Z-0072-02], Item 13 [VAR-1267] and Item 14 [Z-0072-02(1)] – UNANIMOUS with QUINN excused

NOTE: CHAIRMAN GALATI and COMMISSIONER McSWAIN announced they would abstain on KB Home Nevada, Inc. items because that is a client of their firms, but will vote on a withdrawal motion. COMMISSIONER TRUESDELL announced that he abstains on Southwest Desert Equities items because it involves his firm, but will vote on a withdrawal motion.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that the applicant has submitted a letter requesting Item 12 [Z-0072-02], Item 13 [VAR-1267] and Item 14 [Z-0072-02(1)] be withdrawn without prejudice.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 12 – Z-0072-02

MINUTES – Continued:

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared in order to represent the applicant. He requested Item 12 [Z-0072-02], Item 13 [VAR-1267] and Item 14 [Z-0072-02(1)] be withdrawn without prejudice.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 12 [Z-0072-02], Item 13 [VAR-1267] and Item 14 [Z-0072-02(1)] was held under Item 12 [Z-0072-02].

(6:08 – 6:10)

1-133

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - VAR-1267 - SOUTHWEST DESERT EQUITIES, ET AL ON BEHALF OF KB HOME - Request for a Variance TO ALLOW 50,965 SQUARE FEET OF OPEN SPACE WHERE 63,162 SQUARE FEET IS THE MINIMUM OPEN SPACE REQUIRED on 18.9 acres adjacent to the south side of Lone Mountain Road, west of Cliff Shadows Parkway (APN 137-01-101-002, 003, 004, and a portion of 137-01-101-005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation]] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUESDELL – WITHDRAWN WITHOUT PREJUDICE of Item 12 [Z-0072-02], Item 13 [VAR-1267] and Item 14 [Z-0072-02(1)] – UNANIMOUS with QUINN excused

NOTE: CHAIRMAN GALATI and COMMISSIONER McSWAIN announced they would abstain on KB Home Nevada, Inc. items because that is a client of their firms, but will vote on a withdrawal motion. COMMISSIONER TRUESDELL announced that he abstains on Southwest Desert Equities items because it involves his firm, but will vote on a withdrawal motion.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that the applicant has submitted a letter requesting Item 12 [Z-0072-02], Item 13 [VAR-1267] and Item 14 [Z-0072-02(1)] be withdrawn without prejudice.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 13 – VAR-1267

MINUTES – Continued:

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared in order to represent the applicant.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 12 [Z-0072-02], Item 13 [VAR-1267] and Item 14 [Z-0072-02(1)] was held under Item 12 [Z-0072-02].

(6:08 – 6:10)

1-133

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - Z-0072-02(1) - SOUTHWEST DESERT EQUITIES ET AL ON BEHALF OF KB HOME NEVADA, INC. - Request for a Site Development Plan Review FOR A PROPOSED 151 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 18.9 acres adjacent to the south side of Lone Mountain Road, west of Cliff Shadows Parkway (APN: 137-01-101-002, 003, 004, and a portion of 137-01-101-005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application –Not Applicable
3. Staff Report

MOTION:

TRUEDELL – WITHDRAWN WITHOUT PREJUDICE of Item 12 [Z-0072-02], Item 13 [VAR-1267] and Item 14 [Z-0072-02(1)] – UNANIMOUS with QUINN excused

NOTE: CHAIRMAN GALATI and COMMISSIONER McSWAIN announced they would abstain on KB Home Nevada, Inc. items because that is a client of their firms, but will vote on a withdrawal motion. COMMISSIONER TRUEDELL announced that he abstains on Southwest Desert Equities items because it involves his firm, but will vote on a withdrawal motion.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that the applicant has submitted a letter requesting Item 12 [Z-0072-02], Item 13 [VAR-1267] and Item 14 [Z-0072-02(1)] be withdrawn without prejudice.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 14 – Z-0072-02(1)

MINUTES – Continued:

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared in order to represent the applicant.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 12 [Z-0072-02], Item 13 [VAR-1267] and Item 14 [Z-0072-02(1)] was held under Item 12 [Z-0072-02].

(6:08 – 6:10)

1-133

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - VAR-1261 - DEXTER TRUST ON BEHALF OF KB HOME NEVADA, INC. - Request for a Variance TO ALLOW NO OPEN SPACE WHERE 1.23 ACRES OF OPEN SPACE IS REQUIRED FOR A PROPOSED 130 LOT SINGLE FAMILY DETACHED DEVELOPMENT on the southeast corner of Cliff Shadows Parkway and Lone Mountain Road (APN: 137-01-101-006, 007 and 008), U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] Zone under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends this item be WITHDRAWN WITHOUT PREJUDICE.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report - Not Applicable

MOTION:

TRUEDELL – WITHDRAWN WITHOUT PREJUDICE of Item 15 [VAR-1261] and Item 16 [Z-0067-99(3)] – UNANIMOUS with QUINN excused

This is final action.

NOTE: CHAIRMAN GALATI and COMMISSIONER McSWAIN announced that they abstain on KB Home Nevada, Inc. items because that is a client of their firms, but will vote on a withdrawal motion.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that staff has received a letter requesting Item 15 [VAR-1261] and Item 16 [Z-0067-99(3)] be withdrawn without prejudice.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 15 – VAR-1261

MINUTES – Continued:

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared in order to represent KB Home Nevada, Inc. He requested Item 15 [VAR-1261] and Item 16 [Z-0067-99(3)] be withdrawn without prejudice.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 15 [VAR-1261] and Item 16 [Z-0067-99(3)] was held under Item 15 [VAR-1261].

(6:10 – 6:11)

1-180

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - Z-0067-99(3) - B & B TRUST ON BEHALF OF KB HOME NEVADA, INC. - Request for a Site Development Plan Review FOR A 123 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 15.98 acres adjacent to the southeast corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-006, 007 and 008), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends this item be WITHDRAWN WITHOUT PREJUDICE.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report - Not Applicable

MOTION:

TRUEDELL – WITHDRAWN WITHOUT PREJUDICE of Item 15 [VAR-1261] and Item 16 [Z-0067-99(3)] – UNANIMOUS with QUINN excused

This is final action.

NOTE: CHAIRMAN GALATI and COMMISSIONER McSWAIN announced that they abstain on KB Home Nevada, Inc. items because that is a client of their firms, but will vote on a withdrawal motion.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that staff has received a letter requesting Item 15 [VAR-1261] and Item 16 [Z-0067-99(3)] be withdrawn without prejudice.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 16 – Z-0067-99(3)

MINUTES – Continued:

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared in order to represent KB Home Nevada, Inc.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 15 [VAR-1261] and Item 16 [Z-0067-99(3)] was held under Item 15 [VAR-1261].

(6:10 – 6:11)

1-180

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - ZON-1103 - PARDEE HOMES OF NEVADA -
Request for a Rezoning FROM: U (Undeveloped) [L-TC (Low Density Residential - Town Center) General Plan Designation] TO: TC (Town Center) of 4.0 acres adjacent to the northwest corner of Dorrell Street and Fort Apache Road (APN: 125-19-501-019), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the January 9, 2003 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUEDELL – ABEYANCE of Item 17 [ZON-1103], Item 18 [SDR-1104] and Item 19 [VAC-1254] to the 1/23/2003 Planning Commission meeting – UNANIMOUS with QUINN excused

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested Item 17 [ZON-1103], Item 18 [SDR-1104] and Item 19 [VAC-1254] be held in abeyance to the 1/23/2003 Planning Commission meeting in order to review the design of the project and examine some of the street standards in Town Center.

DIANA BOSSARD, Bossard Development Services, 2920 North Green Valley Parkway, appeared on behalf of the applicant. They have been working with staff, but still need more time to review some of the concerns.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 17 – ZON-1103

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 17 [ZON-1103], Item 18 [SDR-1104] and Item 19 [VAC-1254] was held under Item 17 [ZON-1103].

(6:11 – 6:12)

1-216

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - SDR-1104 - PARDEE HOMES OF NEVADA -
Request for a Site Development Plan Review FOR A PROPOSED 90-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on approximately 15.01 acres adjacent to the northwest corner of Dorrell Street and Fort Apache Road (APN: 125-19-501-017, 018 and 019), U (Undeveloped) [L-TC (Low Density Residential - Town Center) General Plan Designation] under Resolution of Intent to TC (Town Center) and U (Undeveloped) [L-TC (Low Density Residential-Town Center) General Plan Designation] [PROPOSED: TC (Town Center)], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the January 9, 2003 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report - Not Applicable

MOTION:

TRUESDELL – ABEYANCE of Item 17 [ZON-1103], Item 18 [SDR-1104] and Item 19 [VAC-1254] to the 1/23/2003 Planning Commission meeting – UNANIMOUS with QUINN excused

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested Item 17 [ZON-1103], Item 18 [SDR-1104] and Item 19 [VAC-1254] be held in abeyance to the 1/23/2003 Planning Commission meeting to review the design of the project and examine some of the street standards in Town Center.

DIANA BOSSARD, Bossard Development Services, 2920 North Green Valley Parkway, appeared on behalf of the applicant.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 18 – SDR-1104

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 17 [ZON-1103], Item 18 [SDR-1104] and Item 19 [VAC-1254] was held under Item 17 [ZON-1103].

(6:11 – 6:12)

1-216

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - VAC-1254 - PARDEE HOMES OF NEVADA - Petition to vacate a portion of excess right-of-way adjacent to the northwest corner of Fort Apache Road and Dorrell Lane, and to vacate U.S. Government Patent Reservations generally located west of Fort Apache Road, north of Dorrell Lane, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the January 9, 2003 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUEDELL – ABEYANCE of Item 17 [ZON-1103], Item 18 [SDR-1104] and Item 19 [VAC-1254] to the 1/23/2003 Planning Commission meeting – UNANIMOUS with QUINN excused

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested Item 17 [ZON-1103], Item 18 [SDR-1104] and Item 19 [VAC-1254] be held in abeyance to the 1/23/2003 Planning Commission meeting to review the design of the project and examine some of the street standards in Town Center.

DIANA BOSSARD, Bossard Development Services, 2920 North Green Valley Parkway, appeared on behalf of the applicant.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 19 – VAC-1254

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 17 [ZON-1103], Item 18 [SDR-1104] and Item 19 [VAC-1254] was held under Item 17 [ZON-1103].

(6:11 – 6:12)

1-216

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - RQR-1102 - RICHARD ATTISANI ON BEHALF OF CLEAR CHANNEL OUTDOOR - Required Two Year Review on an approved Special Use Permit (U-0155-96) WHICH ALLOWED A 40 FOOT TALL, 12 FOOT X 24 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1217 South Commerce Street (APN: 162-03-110-120), C-M (Commercial/Industrial) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions and additional condition of a five-year review
– UNANIMOUS with McSWAIN and QUINN excused

To be heard by the City Council on 1/22/2003.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this item was held from the last meeting because the applicant could not be present at the meeting. This meets the code standards for an off-premise sign. The conditions in the neighborhood have been stable for a long time. Staff does not feel there is a need for another required review. However, there is a condition to repaint the sign. In addition, Condition 2 requires the applicant to submit a map showing all billboards owned by the applicant/owner within the city and include the GPS coordinates of each billboard within 30 days of final approval by the City Council, so a data base can be made of existing billboards and existing off-premise advertising. That would assist staff in presenting information to the Commission. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 20 – RQR-1102

MINUTES – Continued:

MISTY BEIER, Clear Channel Outdoor, 1211 West Bonanza Road, appeared and concurred with staff's conditions. They are compiling information on all their boards.

TODD FARLOW, 240 North 19th Street, thought the reviews for billboards should continue, irregardless of where they are located.

COMMISSIONER TRUESDELL asked staff how the information from the billboard companies will be obtained. MR. CLAPSADDLE explained that staff is starting to ask for information when they come in for their pre-application conference, but for the existing applications that is a condition.

COMMISSIONER EVANS felt he would be more comfortable with a review period.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.
(6:32 – 6:35)

1-915

CONDITIONS:

Planning and Development

1. All the supporting structure shall be repainted by March 31, 2003 as required by the Planning and Development Department. Failure to perform the required painting may result in fines and/or removal of the off-premise advertising (billboard) sign.
2. The applicant is to submit a map showing all billboards owned by the applicant/owner within the City and include the GPS coordinates of each billboard within 30 days of final approval by City Council.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 20 – RQR-1102

CONDITIONS – Continued:

4. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
5. All City Code requirements and design standards of all City Departments shall be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - Z-0068-02 - GEOFFREY COMMONS - Request for a Rezoning FROM: U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] TO: C-1 (Limited Commercial) on 3.58 acres located adjacent to the west side of Jones Boulevard, approximately 300 feet north of Cheyenne Avenue (APN: 138-11-804-019), PROPOSED USE: 8,000 SQUARE FOOT COMMERCIAL BUILDING (DOLLAR STORE), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining as he owns property across the street and McSWAIN and QUINN excused

To be heard by the City Council on 1/22/2003.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

MARGO WHEELER, Planning and Development, stated that this item is before the Commission on an abeyance from the last meeting. Since that time staff has done some additional research and also sent correspondence to the adjacent property owners that were previously present. This item is one that comes before the Planning Commission on a rezoning from U (Undeveloped) to C-1 (Limited Commercial). The C-1 (Limited Commercial) is in compliance with the existing General Plan designation, which is SC (Service Commercial). It entails no change in the General Plan and the zoning is in compliance with that General Plan. The property is surrounded to the west, south and east with C-1 properties. There is a 24-hour bar and 24-hour grocery store, so there are some significant intensities in the neighborhood. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 21 – Z-0068-02

MINUTES – Continued:

RICHARD MORENO, Moreno & Associates, 300 South 4th Street, appeared on behalf of the applicant. He thanked staff for all their work on this proposal. He concurred with the conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 22 [Z-0068-02(1)] for related discussion.

(6:32 – 6:44)

1-1000

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two year time limit.
2. The Planning Commission and City Council shall approve a Site Development Plan Review prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Construct all incomplete half-street improvements (sidewalk) adjacent to the entire legal parcel of which this site is a part concurrent with development of this site. Also, remove all existing substandard public street improvements, if any, adjacent to the entire legal parcel of which this site is a part and replace with new improvements meeting current City Standards.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 21 – Z-0068-02

CONDITIONS – Continued:

4. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 21 – Z-0068-02

CONDITIONS – Continued:

5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - Z-0068-02(1) - GEOFFREY COMMONS -
 Request for a Site Development Plan Review FOR A 8,000 SQUARE FOOT COMMERCIAL BUILDING (DOLLAR STORE) on 3.58 acres located adjacent to the west side of Jones Boulevard, approximately 300 feet north of Cheyenne Avenue (APN: 138-11-804-019), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation], [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions with Conditions 10 and 18 deleted, Condition 8 amended to indicate that *all* lighting is to shine downward away from homes, Condition 13 amended to delete *on a monthly basis for desert landscaping*, Condition 15 amended to delete the word *sufficient*.

- **UNANIMOUS** with **TRUESDELL** abstaining as he owns property across the street and **McSWAIN** and **QUINN** excused

To be heard by the City Council on 1/22/2003.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 22 – Z-0068-02(1)

MINUTES – Continued:

MARGO WHEELER, Planning and Development, stated that at the last meeting there was correspondence presented by some of the neighbors and also from the applicant. At the request of the Planning Commission, a list of conditions was put in a form that staff felt was able to be utilized. The applicant agreed to the changes and it was then conveyed to the four property owners that were concerned. At that time, City staff indicated that a meeting could be held with those individuals, but staff only received one telephone call that indicated their individual concurrence with the conditions and that they did not wish to meet. No new written correspondence has been received from the neighbors. Conditions 1 through 19 are those conditions that came from that original correspondence and are modified slightly. Two conditions were eliminated. This will be a project that will be compatible with the surrounding commercial properties and yet protect the residential to the north and east. Staff recommended approval subject to the conditions.

RICHARD MORENO, Moreno & Associates, 300 South 4th Street, appeared on behalf of the applicant. He thanked staff for all their work on this proposal. He concurred with the conditions.

CHAIRMAN GALATI thought Conditions 8 and 10 appear to be redundant and that Condition 10 could be deleted. Condition 8 could be amended to indicate that *all* lighting is to shine downward away from the homes. In Condition 13 the phrase *on a monthly basis for desert landscaping* should be deleted. In Condition 15 the word *sufficient* should be deleted. Condition 18 does not seem to be enforceable. MS. WHEELER said staff would concur with those changes.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 21 [Z-0068-02] for related discussion.

(6:32 – 6:44)

1-1000

CONDITIONS:

Planning and Development

1. An eight foot high masonry wall will be constructed on the north property line lowering toward the street to meet Code requirements. Construction shall meet all building standards.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 22 – Z-0068-02(1)

CONDITIONS – Continued:

2. No drainage shall be allowed on any abutting properties.
3. Twenty-Four (24”) boxed evergreen trees 20 feet on center shall be planed in the 20 foot wide lands aped planter along the north property line.
4. Operating hours shall be 9 a.m. to 8 p.m.
5. Delivery hours shall be 9 a.m. to 8 p.m.
6. Dumpster delivery and pickup and trash disposal shall be from 9 a.m. to 6 p.m.
7. No access to property from Bronco Street is permitted into the neighborhood.
8. Lighting from parking is to shine downward away from homes.
9. Store signs shall be turned off at 8 p.m.
10. Directional lighting for the parking lot shall be positioned to shine away from residences.
11. No pole signs shall be allowed on property in excess of 8 feet tall.
12. Back areas of the building shall be lit from dusk to dawn directed away from homes.
13. Landscaping shall be professionally maintained on a monthly basis for desert landscaping to keep the property neat and attractive.
14. A compacting dumpster shall be installed in the event perishable food items are sold to prevent odors.
15. Sufficient dumpsters shall be installed and surrounded by a city-approved enclosure. Dumpsters shall be emptied on an as-needed basis.
16. Common access drives shall be bordered by 6 to 8 inch curbing.
17. Medians shall be fully landscaped as required by the city.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 22 – Z-0068-02(1)

CONDITIONS – Continued:

18. The property owner shall be responsible for debris removal of any and all trash and debris, originating at their property, that is deposited on the surrounding properties.
19. Construction shall begin no earlier than 8 a.m. and shall cease no later than 6 p.m.

Public Works

20. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
21. Construct sidewalk on at least one side of the proposed access drive connecting this site to Jones Boulevard concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on Jones Boulevard to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
22. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-68-02 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - ZON-1025 - MICELI FAMILY TRUST, ET AL ON BEHALF OF AMERICAN PREMIERE - Request for a Rezoning FROM: U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] TO: R-PD2 (Residential Planned Development - 2 Units per Acre) on approximately 40 acres adjacent to the northwest corner of Jones Boulevard and Meisenheimer Avenue (APN: 125-11-604-009 and 010, 125-11-702-001 and 002), PROPOSED USE: SINGLE-FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

59

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

GOYNES – DENIED – UNANIMOUS with McSWAIN and QUINN excused

To be heard by the City Council on 1/22/2003.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated Item 23 [ZON-1025] and Item 24 [SDR-1026] were held from the 11/7/2002 and 12/5/2002 Planning Commission meetings to allow the applicant time to refine the design and meet with the neighbors. The original design for this site was an 80-lot subdivision with open space meeting the code at 1.32 acres of open space. The revised drawing is for 75 lots. However, the open space has been reduced down to approximately 8,200 square feet. The average lot size has been increased from approximately 15,000 to 17,550 square feet.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 23 – ZON-1025

MINUTES – Continued:

Another change in the site plan is that the lots backing up to Mustang Street on the west side of the site are a minimum of 20,000 square feet in area. The lots fronting on Jones Boulevard are also 20,000 square feet in area. The lots fronting on Horse Drive and Meisenheimer Avenue are now all at least 18,000 square feet. All the interior lots have increased in size to approximately 14,000 square feet. This is a 40-acre site to R-PD2 (Residential Planned Development – 2 Units per Acre) and it is not compatible with the surrounding area of large rural lots. There are concerns about the design of the project. One is the reduction in open space, which will require a Variance. The design is not what the City is trying to encourage in a planned development because all the lots are approximately the same size, have the same setbacks, and no variation in density and housing types. Staff recommended denial.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared in order to represent American Premiere Homes. This property is located in the northwest and bounded by Horse Drive, Mustang Street, Meisenheimer Avenue, Jones Boulevard and Guy Avenue. This property is master planned as DR (Desert Rural), which allows up to two units per acre. This zone change conforms to the land use requirements with respect to the density.

A neighborhood meeting was held and subsequent to that meeting there were several discussions with the neighbors with respect to the design. Horse Drive and Jones Boulevard are 80-foot right-of-way streets, which are designed to carry a large amount of traffic. Public Works is requiring curb, gutter and streetlights on those streets, which takes away from the rural character. This development started out with 80 lots, but it has been reduced to 75 lots. The density is approximately 1.76 units to the acre. There are two lots across the street on Mustang Street. On the east side of the property there are 20,000 square foot lots. They increased the square footage from approximately 14,000 to 18,000 square feet along the south side of Horse Drive. No lot is less than 18,000 square feet, as well as the south portion of the development. On the 10 acres there is an average lot size of under 20,000 square feet. The average square footage is 17,750 square feet, which is below the minimum of 20,000 square feet that is required. They will be constructing a half street along Horse Drive, full improvements on Jones Boulevard, improving Guy Avenue, Mustang Street and Meisenheimer Avenue. The buildable acreage is in the low 30 acres.

He pointed out a couple of projects that are similar. There is another subdivision approximately 1,500 feet away which is similar in the lot sizes and design. It is located in the County and has a density of 1.83 units per acre. Another development is at 1.99 units per acre where the typical lot size is 14,760 square feet. Previous approvals show that this is appropriate with the surrounding area.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 23 – ZON-1025

MINUTES – Continued:

BEVERLY BLASKEY, 8020 Bradley Road, appeared in protest. Along Iron Mountain Ranch all the lots are 10,000 square feet with some 20,000 square feet. There is no comparable property on any of the sides of this proposal. This is surrounded by existing DR (Desert Rural). This is an established rural area.

RICHARD ZABST, 6325 Guy Avenue, appeared in protest. He lives in a large home and these lots would be a lot smaller. This will bring urban people into the area that are not familiar with horses. Brent Lane is the only paved street in the area.

SCOTT HADDON, 6181 Racel Street, appeared in protest. He purchased this property so he could buy less than 2.5 acres and have horses. This is a rural preservation setting that should never change.

DIANE ALLEN, 6291 Meisenheimer Avenue, appeared in protest. On the north side of Meisenheimer Avenue is 2.5 acres. Everything on the south side of Meisenheimer is 1.1 acres and zoned for horses. Jones Boulevard is the dividing line and on the west side is rural preservation.

STEPHANIE WISHNEV, 8620 North Mustang Street, appeared in protest. This proposal is misplaced. It would be more appropriate on the east side of Jones Boulevard. She lives far away from areas that would start to fill in.

LYNN KOWALSKI, 8620 North Mustang Street, appeared in protest. This is an urban project. There are no developments in the area that are gated and walled.

TIGNER LATHAM, 6220 Iron Mountain Road, appeared in protest. This will create too much of an impact on a horse community.

MARYANNA LATHAM, 6220 Iron Mountain Road, appeared in protest. She made a video which she would like the Commissioners to see at a later date.

MARION SPENCE, 8301 North Mustang Street, appeared in protest. This project is not compatible with his neighborhood.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 23 – ZON-1025

MINUTES – Continued:

ELAINE EPISCOPE, 8785 Mustang Street, appeared in protest. She has a horse ranch with boarders.

ARTHUR VANDERHARTEN, 8780 Maverick Street, appeared in protest. This project is totally out of character. It would set a precedent.

DARLENE ROSELLE-NADAY, corner of Mustang Street and Maggie Avenue, appeared in protest. She also owns property at Jones Boulevard and Racel Street and this project will devalue that parcel. She had two houses built on Racel Street and made money on them. She was concerned about the density.

FRANK ALEXANDER, 8820 Maverick Street, appeared in protest. He would like to have Jones Boulevard remain DR (Desert Rural) on the west side. He was concerned about the nearest horse trail. Any development adjacent to horse trails should remain equestrian related.

ATTORNEY GRONAUER appeared in rebuttal. The majority of the property adjacent to this parcel is vacant. The homes will be in the \$300,000 range. The home sizes will be comparable to what is existing in the area.

COMMISSIONER GOYNES felt what the protestants are saying is that they don't want the City brought out to them. This project will not be compatible with horses. He felt the buyers of these homes will want the horses removed because of their odors, etc. Las Vegas is growing so fast that the old rural lifestyle will be eliminated.

ATTORNEY GRONAUER responded that this project has large lots. The buyers of these homes will have knowledge that there are horses on the surrounding properties.

COMMISSIONER NIGRO felt this project does not have a rural feel because the applicant is being requested to put in inner city improvements such as curbs, gutters, and streetlights.

ROBERT GENZER, Director, Planning and Development, explained that when staff initially reviewed this request, the first thing that was looked at was the location. There are numerous R-PD's on the east side of Jones Boulevard, but none on the west side. A gated walled community may not be the appropriate type of community to be compatible with the area west of Jones Boulevard. Staff would be willing to entertain half-acre lots.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 23 – ZON-1025

MINUTES – Continued:

COMMISSIONER TRUESDELL thought the improvements that are being required based on the code make this project incompatible with the area.

ATTORNEY GRONAUER noted that an area can change with homes facing an 80-foot right-of-way.

CHAIRMAN GALATI said the density of less than two homes per acre sounds good, but in reviewing this project closer, it does not appear to be compatible.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 23 [ZON-1025] and Item 24 [SDR-1026] was held under Item 23 [ZON-1025].

(6:44 – 7:28)
1-1390

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - SDR-1026 - MICELI FAMILY TRUST, ET AL, ON BEHALF OF AMERICAN PREMIERE - Request for a Site Development Plan Review FOR AN 80-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on approximately 40 acres adjacent to the northwest corner of Jones Boulevard and Meisenheimer Avenue (APN: 125-11-604-009 and 010, 125-11-702-001 and 002), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation], [PROPOSED: R-PD2 (Residential Planned Development - 2 Units per Acre)], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

59

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

GOYNES – DENIED – UNANIMOUS with McSWAIN and QUINN excused

To be heard by the City Council on 1/22/2003.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated Item 23 [ZON-1025] and Item 24 [SDR-1026] were held from the 11/7/2002 and 12/5/2002 Planning Commission meetings.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 24 – SDR-1026

MINUTES – Continued:

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared in order to represent American Premiere Homes.

PROTESTANTS:

BEVERLY BLASKEY, 8020 Bradley Road
RICHARD ZABST, 6325 Guy Avenue
SCOTT HADDON, 6181 Racel Street
DIANE ALLEN, 6291 Meisenheimer Avenue
STEPHANIE WISHNEV, 8620 North Mustang Street
LYNN KOWALSKI, 8620 North Mustang Street
TIGNER LATHAM, 6220 Iron Mountain Road
MARYANNA LATHAM, 6220 Iron Mountain Road
MARION SPENCE, 8301 North Mustang Street
ELAINE EPISCOPE, 8785 Mustang Street
ARTHUR VANDERHARTEN, 8780 Maverick Street
DARLENE ROSELLE-NADAY, corner of Mustang Street and Maggie Avenue
FRANK ALEXANDER, 8820 Maverick Street

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 23 [ZON-1025] and Item 24 [SDR-1026] was held under Item 23 [ZON-1025].

(6:44 – 7:28)

1-1390

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - ZON-1156 - TIGHI FAMILY TRUST LIMITED PARTNERSHIP AND GEORGE LEE REYNOLDS ESTATE ON BEHALF OF CHARTERED DEVELOPMENT - Request for a Rezoning FROM: U (Undeveloped) Zone [M-TC (Medium Density Residential - Town Center) General Plan Designation] TO: T-C (Town Center) Zone on 10.2 acres adjacent to the southeast corner of Bath Boulevard and Fort Apache Road (APN: 125-20-301-010 and 011), PROPOSED USE: MULTI-FAMILY DEVELOPMENT, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL – APPROVED subject to conditions with Condition 7 deleted – UNANIMOUS with McSWAIN and QUINN excused

To be heard by the City Council on 1/22/2003.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that all properties designated T-C (Town Center) on the General Plan are zoned T-C (Town Center). Condition 7 should be deleted. Staff recommended approval subject to the amended conditions.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 25 – ZON-1156

MINUTES – Continued:

RUSSELL SILLITOE, Civiltec, 4795 South Sandhill Road, appeared on behalf of the applicant. They intend to meet all the Town Center requirements and not come back with any waivers. This project is an attractive apartment complex where a large majority of the apartments have attached garages. There are no large parking lots.

TODD FARLOW, 240 North 19th Street, appeared in approval. He wondered if these are condominiums or apartments. He objected to looking at garage doors. CHAIRMAN GALATI responded that they are apartments.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 26 [SUP-1158], Item 27 [SDR-1157] and Item 28 [VAC-1197] for related discussion.

(7:28 – 7:36)

1-3400

CONDITIONS:

Planning and Development

1. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

2. Dedicate a 25-foot radius on the southeast corner of Bath Boulevard and Fort Apache Road, 40 feet for Bath Boulevard and 50 feet for Fort Apache Road prior to the issuance of any permits.
3. Construct half-street improvements including appropriate overpaving, per Town Center Standards, on Bath Boulevard and Fort Apache Road adjacent to this parcel concurrent with the first phase of development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for future traffic signal systems concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 25 – ZON-1156

CONDITIONS – Continued:

4. Extend public sewer in Bath Boulevard to a location, depth and alignment acceptable to the City Engineer. Coordinate final design and sewer path of this route or any proposed route deviations with the Collection Systems Planning Section of the Department of Public Works. All required public sewer easements, if any, necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any permits. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits or the recordation of a Final Map for this site.
5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 25 – ZON-1156

CONDITIONS – Continued:

6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.
7. The final layout of the subdivisions shall be determined at the time of approval of the Tentative Map.
8. Coordinate with the Clark County Department of Public Works to determine if additional right-of-way will be required for the Fort Apache Road overpass and embankment. The site plan shall be designed to acknowledge the proposed overpass bridge and improvements on Fort Apache Road. All development must be coordinated with the proposed bridge.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - SUP-1158 - TIGHI FAMILY TRUST LIMITED PARTNERSHIP AND GEORGE LEE REYNOLDS ESTATE ON BEHALF OF CHARTERED DEVELOPMENT - Request for a Special Use Permit FOR A GATED SUBDIVISION WITH PRIVATE STREETS on 10.2 acres adjacent to the southeast corner of Bath Boulevard and Fort Apache Road (APN: 125-20-301-010 and 011), U (Undeveloped) Zone [M-TC (Medium Density Residential - Town Center) General Plan Designation], [PROPOSED: T-C (Town Center) Zone], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUESDELL – WITHDRAWN WITHOUT PREJUDICE – UNANIMOUS with QUINN excused

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested this item be withdrawn without prejudice because it is no longer required since the applicant is not providing private streets within this gated community. However, there are related items that should be heard.

RUSSELL SILLITOE, Civiltec, 4795 South Sandhill Road, appeared on behalf of the applicant. He requested this item be withdrawn without prejudice.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 26 – SUP-1158

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 25 [ZON-1156], Item 27 [SDR-1157] and Item 28 [VAC-1197] for related discussion.

(6:12 – 6:14)
1-263

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - SDR-1157 - TIGHI FAMILY TRUST LIMITED PARTNERSHIP AND GEORGE LEE REYNOLDS ESTATE ON BEHALF OF CHARTERED DEVELOPMENT - Request for a Site Development Plan Review FOR A 198-UNIT MULTI-FAMILY DEVELOPMENT on 10.2 acres adjacent to the southeast corner of Bath Boulevard and Fort Apache Road (APN: 125-20-301-010 and 011), U (Undeveloped) Zone [M-TC (Medium Density Residential - Town Center) General Plan Designation], [PROPOSED: T-C (Town Center) Zone], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL – APPROVED subject to conditions with Condition 4 to read: *The site plan should be revised and approved by Planning and Development Department staff, prior to the time of submittal of civil plans or building permits, whichever occurs first*, Condition 14 amended to substitute *site* for subdivision, Condition 15 amended to change Tentative Map to *construction drawings* and Condition 16 deleted – **UNANIMOUS** with McSWAIN and QUINN excused

To be heard by the City Council on 1/22/2003.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 27 - SDR-1157

MINUTES – Continued:

DAVID CLAPSADDLE, Planning and Development, stated that there are 198 units proposed. The density is 19.4 units per acre. This project will be serviced by 24-foot wide private drives. There is covered and open parking which meets the code. The open space standards of the Town Center development standards are also being met. The layout of the apartment complex is what is being encouraged in Town Center. The Town Center standards talk about sidewalk patterns along Fort Apache Road. In regard to Condition 4, the Town Center standards also require amenity zones. This development is not meeting the amenity zones criteria in the Town Center standards. They could meet that condition or come back with a Variance of the amenity zone standards that would be done as a Public Hearing. The first sentence in Condition 4 should read: *The site plan should be revised and approved by Planning and Development Department staff, prior to the time of submittal of civil plans or building permits, whichever occurs first.* Condition 14 should be changed to substitute *site* for subdivision. Condition 15 should change Tentative Map to *construction drawings* and Condition 16 be deleted. Staff recommended approval subject to the amended conditions.

RUSSELL SILLITOE, Civiltec, Inc., 4795 South Sandhill Road, appeared on behalf of the applicant. They intend to meet all the Town Center requirements and not come back with any waivers. This project is an attractive apartment complex where a large majority of the apartments have attached garages. There are no large parking lots.

TODD FARLOW, 240 North 19th Street, appeared in approval.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 25 [ZON-1156], Item 26 [SUP-1158] and Item 28 [VAC-1197] for related discussion.

(7:28 – 7:36)
1-3400

CONDITIONS:

Planning and Development

1. A Rezoning [ZON-1156] to a TC (Town Center) Zoning District approved by the City Council.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 27 - SDR-1157

CONDITIONS – Continued:

2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect the correct perimeter (amenity zones) landscaping areas and provide a proposed planting plan for all the perimeter (amenity zones) landscaping areas. The size of the planters and the type of plantings must adhere to the Town Center Development Standards Manual. The revised plans shall also depict the correct standards for the sidewalk patterns, the median on Fort Apache Road, and the specific subdivision entrance surface pattern requirements as listed in the Town Center Development Standards.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.
8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 27 - SDR-1157

CONDITIONS – Continued:

10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access driveways, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
14. A Master Streetlight Plan of public street lights for the entire subdivision shall be submitted to and approved by the Department of Public Works prior to the submittal of construction drawings for this site.
15. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
16. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
17. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-1156 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - VAC-1197 - TIGHI FAMILY TRUST LIMITED PARTNERSHIP AND GEORGE LEE REYNOLDS ESTATE ON BEHALF OF CHARTERED DEVELOPMENT - Petition to vacate U. S. Government Patents generally located at the northeast corner of Rome Boulevard and Fort Apache Road, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL – APPROVED subject to conditions – UNANIMOUS with McSWAIN and QUINN excused

To be heard by the City Council on 1/22/2003.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

RUSSELL SILLITOE, Civiltec, Inc., 4795 South Sandhill Road, appeared on behalf of the applicant.

TODD FARLOW, 240 North 19th Street, appeared in approval.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 25 [ZON-1156], Item 26 [SUP-1158], and Item 27 [SDR-1157] for related discussion.

(7:28 – 7:36)

1-3400

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 28 – VAC-1197

CONDITIONS:

1. This Vacation Application shall be revised to exclude those portions of Fort Apache Road and Bath Boulevard required as public right-of-way.
2. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.
3. All development shall be in conformance with code requirements and design standards of all City departments.
4. The Order of Relinquishment of Interest shall not be recorded until all of the above conditions have been met provided, however, that Condition #2 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
5. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning Commission does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - MOD-1271 - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF KB HOME NEVADA, INC. - Request for a Major Modification to the Iron Mountain Ranch Master Plan to ADD 3.98 ACRES TO THE OVERALL PLAN AREA (APN: 125-12-601-004, 005 and 006); AND TO AMEND THE PLAN REQUIREMENTS TO ALLOW 20,000 SQUARE FOOT LOTS ALONG BRADLEY ROAD WHERE THE PLAN REQUIRES 30,000 SQUARE FOOT LOTS (APN: 125-12-601-001, 003 and 006) adjacent to the west side of Unicorn Street, approximately 430 feet north of Horse Drive, R-E (Residence Estates) [PROPOSED R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the January 23, 2003 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUESEL – ABEYANCE of Item 29 [MOD-1271], Item 30 [ZON-1270] and Item 31 [SDR-1272] to the 1/23/2003 Planning Commission meeting – UNANIMOUS with QUINN excused

NOTE: CHAIRMAN GALATI and COMMISSIONER McSWAIN announced that they have previously abstained on KB Home Nevada, Inc. applications as they are a client of their firms, but will vote on an abeyance motion

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, said the applicant has requested Item 29 [MOD-1271], Item 30 [ZON-1270] and Item 31 [SDR-1272] be held until the 1/23/2003 Planning Commission meeting. They would like to respond to the neighbors' concerns.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 29 – MOD-1271

MINUTES – Continued:

LORA DREJA, VTN Nevada, 2727 South Rainbow Boulevard, appeared in order to represent the applicant. They have requested a 30-day abeyance to be able to meet with the neighbors to address their concerns.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 29 [MOD-1271], Item 30 [ZON-1270] and Item 31 [SDR-1272] was held under Item 29 [MOD-1271].

(6:14 – 6:15)

1-313

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ZON-1270 - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF KB HOME NEVADA, INC. - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD2 (Residential Planned Development - 2 Units Per Acre) of 3.98 acres adjacent to the west side of Unicorn Street, approximately 430 feet north of Horse Drive (APN: 125-12-601-004, 005, and 007), PROPOSED USE: SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the January 23, 2003 Planning Commission meeting..

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUEDELL – ABEYANCE of Item 29 [MOD-1271], Item 30 [ZON-1270] and Item 31 [SDR-1272] to the 1/23/2003 Planning Commission meeting – UNANIMOUS with QUINN excused

NOTE: CHAIRMAN GALATI and COMMISSIONER McSWAIN announced that they have previously abstained on KB Home Nevada, Inc. applications as they are a client of their firms, but will vote on an abeyance motion

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, the applicant has requested Item 29 [MOD-1271], Item 30 [ZON-1270] and Item 31 [SDR-1272] be held until the 1/23/2003 Planning Commission meeting.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 30 – ZON-1270

MINUTES – Continued:

LORA DREJA, VTN Nevada, 2727 South Rainbow Boulevard, appeared in order to represent the applicant.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 29 [MOD-1271], Item 30 [ZON-1270] and Item 31 [SDR-1272] was held under Item 29 [MOD-1271].

(6:14 – 6:15)

1-313

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - SDR-1272 - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF KB HOME NEVADA, INC. - Request for a Site Development Plan Review FOR A 34-LOT SINGLE FAMILY DETACHED SUBDIVISION adjacent to the west side of Unicorn Street, approximately 430 feet north of Horse Drive (APN: 125-12-601-001, 003, 004, 005, 006, 007, and 125-12-602-002), R-E (Residence Estates) [PROPOSED R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the January 23, 2003 Planning Commission meeting..

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESDELL – ABEYANCE of Item 29 [MOD-1271], Item 30 [ZON-1270] and Item 31 [SDR-1272] to the 1/23/2003 Planning Commission meeting – UNANIMOUS with QUINN excused

NOTE: CHAIRMAN GALATI and COMMISSIONER McSWAIN announced that they have previously abstained on KB Home Nevada, Inc. applications as they are a client of their firms, but will vote on an abeyance motion

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, the applicant has requested Item 29 [MOD-1271], Item 30 [ZON-1270] and Item 31 [SDR-1272] be held until the 1/23/2003 Planning Commission meeting.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 31 – SDR-1272

MINUTES – Continued:

LORA DREJA, VTN Nevada, 2727 South Rainbow Boulevard, appeared in order to represent the applicant.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 29 [MOD-1271], Item 30 [ZON-1270] and Item 31 [SDR-1272] was held under Item 29 [MOD-1271].

(6:14 – 6:15)

1-313

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ZON-1214 - LESTER L. AND KATHLEEN HOLMES - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-D (Single Family Residential-Restricted) and R-1 (Single Family Residential) of 3.23 acres adjacent to the north side of Kraft Avenue, approximately 580 feet east of Torrey Pines Drive (APN: 138-02-501-015, 016 and 017), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS with McSWAIN and QUINN excused

To be heard by the City Council on 1/22/2003.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that on 4/17/1996 there was a rezoning to R-D (Single Family Residential-Restricted) and R-1 (Single Family Residential) under the same configuration. Subsequently, there have been Extensions of Time granted. However, they have expired so the applicant had to apply for a new rezoning. The surrounding area has not changed. It conforms to the General Plan. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 32 – ZON-1214

MINUTES – Continued:

RICHARD BAINES, Ten Plus, Inc., 4125 Snow Petal Court, appeared on behalf of the applicants and concurred with the conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(7:36 – 7:40)

2-100

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.

Public Works

2. Construct half-street improvements including appropriate overpaving on Kraft Avenue adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
3. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 32 – ZON-1214

CONDITIONS – Continued:

Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

4. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ZON-1218 - JOE J. AND HEIDI SERRE 1991 LIVING TRUST ON BEHALF OF TEN PLUS, INC. - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-D (Single Family Residential-Restricted) of 2.5 acres adjacent to the west side of Maverick Street, approximately 670 feet south of La Madre Way (APN: 125-35-805-003), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

3

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL – APPROVED subject to conditions and additional condition as follows:

- A maximum of seven (7) lots shall be permitted on the property.

- UNANIMOUS with McSWAIN and QUINN excused

To be heard by the City Council on 1/22/2003.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated the proposed R-D (Single Family Residential-Restricted) zoning application conforms with the R (Rural Density) General Plan designation that allows up to 3.5 units per acre and the proposed density is 2.8 units per acre. That development will need to meet the base requirements for an R-D (Single Family Residential-Restricted) development as listed in 19.08 of the Zoning Code. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 33 – ZON-1218

MINUTES – Continued:

RICHARD BAINES, Ten Plus, Inc., 4125 Snow Petal Court, appeared on behalf of the applicant. He concurred with the conditions.

TODD FARLOW, 240 North 19th Street, felt that the lot widths would be determined by the building footprint.

RICHARD BRUCE, 4881 Maverick Street, appeared in protest. He purchased his large home about a year ago. This is a rural area. He felt larger homes could be built on this property.

MICHELLE BRUCE, 4881 Maverick Street, appeared in protest. They may get horses. This would drive the stables out of the area. However, her main concern was traffic.

MARY MULCAHEY, 4909 Maverick Street, appeared in protest. This does not conform with the horse properties in the area.

MR. BAINES appeared in rebuttal. There are seven lots. Three of the lots on the north side are 90 feet wide and 120 feet in depth. The four lots on the south side are 78 feet wide. These will be custom homes that have a value of \$250,000 and up. The lots immediately to the west are R-D (Single Family Residential – Restricted). All the property to the east belongs to a church. They will be improving the street. This parcel will have a block wall around it.

COMMISSIONER TRUESDELL was concerned about the church increasing in membership. He felt seven lots could be compatible with the neighborhood. The traffic will not be detrimental to the residents.

ROBERT GENZER, Director, Planning and Development, suggested adding a condition that would limit the acreage to a maximum of seven lots in conformance to the plan that has been presented.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 34 [VAR-1219] for related discussion.

(7:40 – 7:57)

2-200

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 33 – ZON-1218

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.

Public Works

2. Dedicate a 30 foot radius on the northwest corner of Maverick Street and the un-named cul-de-sac, dedicate appropriate right of way adjacent to this site for knuckle at the terminus of Maverick Street prior to the issuance of any permits.
3. Submit a Petition of Vacation to vacate Maverick Street where in conflict with this plan. Said Petition of Vacation shall be acted upon by City Council prior to the submittal of any Tentative Maps for this site. If the Petition of Vacation is denied, then a new Site Development Plan Review acknowledging the existing rights-of-way shall be submitted and approved.
4. Construct half street improvements, including overpaving, on Maverick Street and full width street improvements on the un-named cul-de-sac adjacent to this site concurrent with development of this site. Also, construct a paved legal access per Clark County Area Standard Drawing #209 to this site prior to occupancy of any units within this development.
5. Meet with the Traffic Engineering Representative in Land Development prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.
5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 33 – ZON-1218

CONDITIONS – Continued:

for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
8. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - VAR-1219 - JOE J AND HEIDI SERRE 1991 LIVING TRUST ON BEHALF OF TEN PLUS, INC. - Request for a Variance TO ALLOW A REDUCTION IN THE R-D (SINGLE FAMILY RESIDENTIAL-RESTRICTED) ZONING STANDARDS TO ALLOW LOT WIDTHS RANGING FROM 72.7 FEET TO 81.75 FEET WHERE 90 FEET IS THE MINIMUM ALLOWED adjacent to the west side of Maverick Street, approximately 670 feet south of La Madre Way (APN: 125-35-805-003), R-E (Residence Estates) Zone [PROPOSED: R-D (Single Family Residential-Restricted)], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

3

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUESELL – DENIED – UNANIMOUS with McSWAIN and QUINN excused

To be heard by the City Council on 1/22/2003.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated this Variance is to allow for the lots to have a minimum lot width less than the 90 feet required. Four of the lots on the proposed site plan meet the minimum lot width. The minimum lot width proposed is 72.7 feet. That is the result of the project design proposed by the applicant. The site is relatively flat and easily developable. One lot could be removed and then the 90-foot minimum lot width could be met. In view of the absence of any hardships imposed by the sites physical characteristics, the request does not meet the criteria for granting a Variance. Staff recommended denial.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 34- VAR-1219

MINUTES – Continued:

RICHARD BAINES, Ten Plus, Inc, 4125 Snow Petal Court, appeared on behalf of the applicant. They have complied with the number of lots that are allowed and the square footage in an R-D (Single Family Residential-Restricted) zone. All the lots face each other so the lot width has no impact on any of the other properties. To the east is a large parcel of land that leads to a church at Lone Mountain Road and Jones Boulevard. The property on the west is a major subdivision. The back wall is about 12 feet high. To the south is a 2.5-acre parcel that has horses on it. The only people that would ever see the homes or lot widths would be persons either lost or reside there as it is a dead-end street. Four of the lots are narrower, but have a greater depth.

TODD FARLOW, 240 North 19th Street, felt that the lot widths would be determined by the building footprint.

RICHARD BRUCE, 4881 Maverick Street, appeared in protest.

MICHELLE BRUCE, 4881 Maverick Street, appeared in protest.

MARY MULCAHEY, 4909 Maverick Street, appeared in protest.

ROBERT GENZER, Director, Planning and Development, suggested adding a condition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 33 [ZON-1218] for related discussion.

(7:40 – 7:57)

2-200

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ZON-1257 - MARY KAY ROBINSON LIVING TRUST - Request for a Rezoning FROM: R-E (Residence Estates) and C-2 (General Commercial) TO: C-1 (Limited Commercial) of 51.21 acres on the southeast corner of Craig Road and Rancho Drive (APN: 138-02-702-001 and 002; 138-02-802-001), PROPOSED USE: COMMERCIAL DEVELOPMENT, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Letter From Staff

MOTION:

TRUEDELL – APPROVED subject to conditions – UNANIMOUS with QUINN excused

To be heard by the City Council on 1/22/2003.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated this request is for a zone change to C-1 (Limited Commercial), which is in conformance with the SC (Service Commercial) land use designation in the Centennial Hills Sector Plan. The C-1 will be in conformance with the Rancho corridor study and the uses permitted under C-1 will be compatible with the surrounding developments in the area. There is a condition that the applicant should receive approval of a Site Development Plan Review prior to issuance of any permits on this site. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 35 – ZON-1257

MINUTES – Continued:

RUDY STARKES, Perkowitz & Ruth Architects, 3980 Howard Hughes Parkway, Suite #450, and JIM VELTMAN, Veltman Planning and Design Group, 7250 Peak Drive, appeared on behalf of the applicant. MR. STARKES submitted a letter from the Planning and Development Department indicating that C-2 (General Commercial) zoning is not compatible with the area. He concurred with the conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: COMMISSIONER McSWAIN returned to the meeting at 7:57 P.M.
(7:57 – 8:00)
2-780

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two year time limit.
2. A Site Development Plan Review application shall be approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements must be executed by the property owner(s) of record prior to the issuance of any permits for this site or recordation of an overlying map. The written agreements will address the recalculation and/or the redistribution of all assessments of record on this site.
4. Construct all incomplete half-street improvements on Craig Road, Jones Boulevard, and Rancho Drive adjacent to this site concurrent with development of this site.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 35 – ZON-1257

CONDITIONS – Continued:

5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ZON-1260 - ERNEST A. BECKER IV AND KATHLEEN C. BECKER FAMILY TRUST, ET AL ON BEHALF OF STANPARK CONSTRUCTION COMPANY - Request for a Rezoning FROM: U (Undeveloped) [ML (Medium-Low Density Residential) General Plan Designation] TO: R-PD8 (Residential Planned Development - 8 Units Per Acre) of 10.3 acres adjacent to the southeast corner of Grand Teton Drive and Grand Canyon Drive (APN: 125-18-501-001 and 002), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the January 9, 2003 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUESDELL – ABEYANCE of Item 36 [ZON-1260] and Item 38 [SDR-1262] until the 1/9/2003 Planning Commission meeting – UNANIMOUS with McSWAIN abstaining as Becker Family Trust is a client of her firm and QUINN excused

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested Item 36 [ZON-1260] and Item 38 [SDR-1262] be held in abeyance because they are redesigning the project and the Variance in the reduction of the open space will be eliminated. They will provide open space, but these items should be re-notified because they are going from 74 lots to 77 lots.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 36 – ZON-1260

MINUTES – Continued:

LORA DREJA, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant. They would like this item held until the next meeting. They want to withdraw the open space requirement.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 36 [ZON-1260] and Item 38 [SDR-1262] was held under Item 36 [ZON-1260]. See related Item 37 [VAR-1266], which was withdrawn without prejudice.

(6:15 – 6:17)

1-355

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - VAR-1266 - ERNEST A. BECKER IV AND KATHLEEN C. BECKER FAMILY TRUST, ET AL ON BEHALF OF STANPARK CONSTRUCTION COMPANY - Request for a Variance TO ALLOW 41,382 SQUARE FEET OF OPEN SPACE WHERE 52,272 SQUARE FEET OF OPEN SPACE IS THE MINIMUM REQUIRED FOR A PROPOSED 74-LOT SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT on 10.3 acres adjacent to the southeast corner of Grand Teton Drive and Grand Canyon Drive (APN: 125-18-501-001 and 002), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation], [PROPOSED: R-PD8 (Residential Planned Development - 8 Units Per Acre)], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be WITHDRAWN WITHOUT PREJUDICE.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUEDELL – WITHDRAWN WITHOUT PREJUDICE – UNANIMOUS with McSWAIN abstaining as Becker Family Trust is a client of her firm and QUINN excused

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested this item be withdrawn without prejudice.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 37 – VAR-1266

MINUTES – Continued:

LORA DREJA, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 36 [ZON-1260] and Item 38 [SDR-1262] was held under Item 36 [ZON-1260].

(6:15 – 6:17)

1-355

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - SDR-1262 - ERNEST A. BECKER IV AND KATHLEEN C. BECKER FAMILY TRUST, ET AL ON BEHALF OF STANPARK CONSTRUCTION COMPANY - Request for a Site Development Plan Review for a proposed 74-LOT SINGLE FAMILY DETACHED SUBDIVISION on 10.3 acres adjacent to the southeast corner of Grand Teton Drive and Grand Canyon Drive (APN: 125-18-501-001 and 002), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation], [PROPOSED: R-PD8 (Residential Planned Development - 8 Units Per Acre)], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the January 9, 2003 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUESDELL – ABEYANCE of Item 36 [ZON-1260] and Item 38 [SDR-1262] until the 1/9/2003 Planning Commission meeting – UNANIMOUS with McSWAIN abstaining as Becker Family Trust is a client of her firm and QUINN excused

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, presented the staff report under Item 36 (ZON-1260].

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 38 – SDR-1262

MINUTES – Continued:

LORA DREJA, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 36 [ZON-1260] and Item 38 [SDR-1262] was held under Item 36 [ZON-1260]. See related Item 37 [VAR-1266], which was withdrawn without prejudice.

(6:15 – 6:17)

1-355

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - VAR-1206 - JUDY DAWSON - Request for a Variance TO ALLOW AN EXISTING CARPORT 4 FEET 9 INCHES FROM THE FRONT PROPERTY LINE WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED at 1509 Franklin Avenue (APN: 162-02-201-001), R-1 (Single Family Residential) Zone, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Letter Submitted By Applicant
5. Letter in Approval Submitted By Hillside Heights Neighborhood Association

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with EVANS voting NO and QUINN excused

To be heard by the City Council on 1/22/2003.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated this existing carport is located 4 feet 9 inches from the front property line. The Zoning Code requires a minimum 20-foot front yard setback for the main structure, including this carport, in an R-1 (Single Family Residential) zone. The setback requirements in Title 19 are intended to provide attractive streetscapes along residential corridors. By enforcing the standards, the quality and appearance of residential streets within the city will be maintained. There are no unusual circumstances or hardships that warrant a Variance. If this Variance is approved, the applicant must still meet all applicable requirements of the building code. There are no valid permits for this structure.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 39 – VAR-1206

MINUTES – Continued:

RICHARD MORENO, Moreno & Associates, 300 South 4th Street, appeared on behalf of the applicant. The applicant is very ill and thought this structure would be helpful for anyone who came over to help her by keeping their cars out of the sun. He submitted a letter from the Hillside Heights Neighborhood Association giving their approval. In addition, he submitted a letter from the applicant's doctor indicating her health condition. This is a physical hardship, not a legal hardship. None of the neighbors are objecting to this carport.

TODD FARLOW, 240 North 19th Street, appeared and said he was concerned that this structure was built without a permit.

COMMISSIONER TRUESDELL agreed that the City needs to get control of structures that do not have a permit. Aesthetically, this carport is compatible with the house.

COMMISSIONER EVANS was concerned that the structure was so close to the sidewalk. This would not be allowed in better neighborhoods. A statement needs to be made that homeowners need to obtain permits.

COMMISSIONER McSWAIN suggested looking in the older areas to establish standards to encourage people to obtain permits. Perhaps there could be more variety, creativity, and allow people to improve their properties. ROBERT GENZER, Director, Planning and Development, agreed that could be a good topic at one of the Planning Commission Workshops.

CHAIRMAN GALATI felt he could support this application since he would have been in approval if it had come in with a permit.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(8:00 – 8:13)

2-880

CONDITIONS:

Planning and Development

1. All City Code requirements and design standards of all City departments must be satisfied.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 39 – VAR-1206

CONDITIONS – Continued:

2. The applicant shall obtain the necessary building permits for the carport structure as required by the Building and Safety Department
3. This Variance shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - VAR-1221 - WILLIAM AND BARBARA ZEBE - Request for a Variance TO ALLOW A 24 FOOT FRONT YARD SETBACK WHERE 30 FEET IS THE MINIMUM FRONT YARD SETBACK REQUIRED FOR A PROPOSED HOUSE at 2000 Shenley Court (APN: 163-04-316-015), R-E (Residence Estates) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with QUINN excused

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated the applicant would like to build a house 24 feet from the front property line where 30 feet is the required setback. Variances are typically granted on a case-by-case basis. Two other cases have been approved in this subdivision. One was approved because there was a drainage easement on the south side of the property, which caused a hardship. There are no hardships on this site. The house is too large for the site. Staff recommended denial.

STACY SLADE, Slade Development, 8209 Gillette Avenue, appeared on behalf of the applicant. Of the seven homes in this development, four of them have received Variances for the front setback. This is a private cul-de-sac street. A small portion of the home does not meet the minimum front yard setback. It is a side load garage.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 40 – VAR-1221

MINUTES – Continued:

COMMISSIONER McSWAIN did not feel this property is being overbuilt.

CHAIRMAN GALATI commented that side load garages are usually encouraged. Sometimes 10 feet is allowed as an encroachment. DAVID CLAPSADDLE, Planning and Development, said staff would be willing to look into that, but in this case there is part of the garage that encroaches into the front setback.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(8:13 – 8:16)

2-1350

CONDITIONS:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Conformance to the site plan as submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - VAR-1223 - LAMPE CONSTRUCTION, INC. - Request for a Variance TO ALLOW AN EIGHT FOOT TALL FENCE ALONG THE FRONT PROPERTY LINE WHERE A FOUR FOOT TALL FENCE IS THE MAXIMUM HEIGHT ALLOWED; AND TO ALLOW AN EIGHT FOOT TALL SOLID BLOCK WALL WITHIN THE FRONT YARD AREA WHERE THE MAXIMUM WALL HEIGHT IS FOUR FOOT TALL adjacent to the east side of Tomsik Street, between Oakey Boulevard and El Parque Avenue (APN: 163-04-304-001), R-E (Residence Estates) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with GALATI not voting and QUINN excused

To be heard by the City Council on 1/22/2003.

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated the applicant is proposing to build eight-foot tall walls along the front property lines of four lots. The walls along the front property lines will be a combination of block and wrought iron. On the two corner front sides, they will be split face block walls eight foot tall. Staff was of the understanding that the applicant had not started construction. After a site visit, it was determined that construction had begun. There are no permits for the front wall, but there are permits for the walls along the sides of each property. There is no hardship involved. The requirement is four feet high, two feet of block and the top two feet 50% or more open. Staff recommended denial.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 41 – VAR-1223

MINUTES – Continued:

GARY PRESSWOOD, Gary A. Presswood & Associates, 777 North Rainbow Boulevard, 2nd Floor, appeared on behalf of the applicant. He is the engineer on this project. MR. and MRS. LAMPE of Lampe Construction were in the audience. The walls that are in place have permits. He said they have a letter of approval from the adjoining property owners. That approval includes the property to the northeast. Tomsik Street is only one block long. The property to the west has four lots within a walled community. This property is on the west side of Cimarron Road, north of Sahara Avenue. He felt the requirement of four-foot high walls is only for subdivisions and this proposal is only four lots on five acres. Each lot will have a keypad entry gate.

TODD FARLOW, 240 North 19th Street, asked if there are any drawings of the proposed wall.

STACY SLADE, 8209 Gillette Avenue, appeared in approval. The wall is aesthetically pleasing.

COMMISSIONER EVANS asked the purpose of the four-foot high wall in the front. MR. DICHTER explained that the Building & Safety Department did not have any permits for the front wall. Sometimes a permit is pulled for one large wall, a particular parcel or address is chosen. These houses are not built so there are no addresses assigned to them. The two feet of block wall and two feet of open is to reduce the tunnel effect and keep the visibility open.

MR. PRESSWOOD said the Parcel Map has been approved, but individual parcel numbers have not been assigned. However, there are lot addresses.

There was no further discussion.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:16 – 8:30)

2-1490

CONDITIONS:

Planning and Development

1. All City Code requirements and design standards of all City departments must be satisfied.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 41 – VAR-1223

CONDITIONS – Continued:

2. The applicant shall obtain the necessary building permits for construction of the wall/fence as required by the Planning and Development Department.
3. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

Public Works

4. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated entries shall be setback a minimum of 18 feet for each lot.
5. All fencing installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all access drives and abutting street intersections.
6. Site development to comply with all applicable conditions of approval for PM-25-99 and all other site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - RQR-1222 - AMBER INVESTMENTS ON BEHALF OF LAMAR OUTDOOR ADVERTISING - Required One Year Review of an approved Special Use Permit (U-0052-95) WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 336 West Sahara Avenue (APN: 162-04-807-002), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL – APPROVED subject to conditions – UNANIMOUS with NIGRO not voting and QUINN excused

To be heard by the City Council on 1/22/2003.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated this site is located within District 6 of the northern strip of the Downtown Centennial Plan, which designates the area as a transitional district and is located in the Downtown Redevelopment area. The area has not changed much in the last year, but the Downtown Redevelopment area is in transition. This billboard is in compliance and compatible with the area. There is a condition that this Special Use Permit be reviewed in two years to insure that the area has not changed and the sign is still compatible with the area. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 42 – RQR-1222

MINUTES – Continued:

SCOTT NAFTZER, Lamar Outdoor Advertising Company, 1863 Helm Drive, appeared in order to represent the application. He requested a three (3)-year review instead of a two (2)-year review. There have not been many improvements in the area. He concurred with the conditions.

TODD FARLOW, 240 North 19th Street, thought a hotel was going to be built on this land. ROBERT GENZER, Director, Planning and Development, responded that a hotel was approved approximately 500 feet to the east. He recommended this application remain with a two (2)-year review.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.
(8:30 – 8:32)
2-2010

CONDITIONS:

Planning and Development

1. The applicant is to submit a map showing all billboards owned by the applicant/owner within the City and include the GPS coordinates of each billboard within 30 days of final approval by City Council.
2. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 42 – RQR-1222

CONDITIONS – Continued:

4. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
5. All City Code requirements and design standards of all City Departments shall be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - RQR-1229 - SYUFY ENTERPRISES ON BEHALF OF CLEAR CHANNEL OUTDOOR - Required Two Year Review on an approved Special Use Permit (U-0136-90) WHICH ALLOWED A 40 FOOT TALL, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 5183 West Charleston Boulevard (APN: 163-01-502-008), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL – APPROVED subject to conditions with an additional condition as follows:

- The applicant shall be responsible for installing bird deterrent devices by 4/30/2003.

– UNANIMOUS with GALATI and McSWAIN voting NO and QUINN excused

To be heard by the City Council on 1/22/2003.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated this area has not changed significantly in the past two years. The billboard remains an appropriate use for this location. There is graffiti near the base of the billboard and rust on the supporting structure. It appears that there is a bird problem on the structure. There is a condition that the billboard be maintained properly, cleaned and repainted by 4/30/2003. If the billboard is not maintained, staff will request that the billboard be removed. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 43 – RQR-1229

MINUTES – Continued:

MISTY BAIER, Clear Channel Outdoor Advertising, 1211 West Bonanza Road, appeared on behalf of the application and concurred with the conditions.

No one appeared in opposition.

COMMISSIONER McSWAIN commented that she has always been sensitive to the Charleston Boulevard corridor and this would be conducive with new development in that corridor.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(8:32 – 8:35)

2-2143

CONDITIONS:

Planning and Development

1. The applicant is to submit a map showing all billboards owned by the applicant/owner within the City and include the GPS coordinates of each billboard within 30 days of final approval by City Council.
2. All of the supporting structure shall be repainted by April 30, 2003 as required by the Planning and Development Department. Failure to perform the required painting may result in fines and/or removal of the off-premise advertising (billboard) sign.
3. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
4. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 43 – RQR-1229

CONDITIONS – Continued:

5. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
6. All City Code requirements and design standards of all City Departments shall be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - RQR-1230 - HOOPER INDUSTRIAL LIMITED ON BEHALF OF CLEAR CHANNEL OUTDOOR - Required One Year Review on an approved Special Use Permit (U-0148-89) WHICH ALLOWED A 40 FOOT TALL, 14 FOOT x 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1712 West Charleston Boulevard (APN: 139-33-406-003), PD (Planned Development) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

GOYNES – DENIED – UNANIMOUS with QUINN excused

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated that this billboard is located within the Las Vegas Medical District, which prohibits billboards within the plan area. The billboard will be incompatible with future development in the area, which will be held to specific streetscape, landscape, and design standards. Staff recommended denial.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002

Planning & Development Department

Item 44 – RQR-1230

MINUTES – Continued:

MISTY BAIER, Clear Channel Outdoor Advertising Company, 1211 West Bonanza Road, appeared on behalf of the application. This billboard is located in an area of fast food restaurants and gas stations. The UNLV property will be improved in the future, so she requested another one-year review. She concurred with the conditions.

TODD FARLOW, 240 North 19th Street, appeared in protest. He felt this area is being upgraded, so this billboard is incompatible.

COMMISSIONER TRUESDELL noted that this billboard is located in the Medical District and near the UNLV building, which makes it incompatible with the area and should be removed.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(8:35 – 8:40)

2-2323

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - SUP-1207 - WORLD ENTERTAINMENT CENTER, LIMITED LIABILITY COMPANY ON BEHALF OF PATRICIA MARKS - Request for a Special Use Permit FOR A PSYCHIC ARTS BUSINESS WITHIN NEONOPOLIS at 450 Fremont Street (APN: 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with QUINN excused

To be heard by the City Council on 1/22/2003.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

MARGO WHEELER, Planning and Development, stated this request is for a Psychic Arts business within the existing Neonopolis structure. The proposal is to have a round table approximately three-feet wide with two chairs located in the northwest corner of the courtyard across from the elevators. The operator currently has an existing license for the same type of use elsewhere in the City. Staff recommended approval subject to the conditions.

PATRICIA MARKS, 511 East Charleston Boulevard, appeared on behalf of the application. A Special Use Permit is needed for this type of business because there are unscrupulous persons wanting to be in the business.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 45 – SUP-1207

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.
(8:40 – 8:42)
2-2490

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Conformance to all Requirements under Title 19.04.050 for Psychic Arts businesses.
3. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - SUP-1237 - SANTA FE STATION, INC. ON BEHALF OF US RENT-A-CAR - Request for a Special Use Permit FOR AN AUTOMOBILE RENTAL FACILITY WITHIN AN EXISTING HOTEL/CASINO (Santa Fe Station) at 4949 North Rancho Drive (APN: 125-34-801-001), C-2 (General Commercial) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL – APPROVED subject to conditions – UNANIMOUS with QUINN excused

To be heard by the City Council on 1/22/2003.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that this application meets the criteria for automobile rental facilities in order to obtain approval of a Special Use Permit. There will be a booth within the Santa Fe Station Hotel/Casino to be used as an office. There is a condition to not allow any banners, etc. to advertise the site. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 46 – SUP-1237

MINUTES – Continued:

MATT REINHOLD, Associate General Counsel, Station Casinos, 2411 West Sahara Avenue, appeared on behalf of Station Casinos, along with Amy Baker, 4700 Paradise Road, of U. S. Rent-A-Car. They concurred with staff's conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(8:42 – 8:44)

2-2595

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. No temporary special events signs such as banners, pennants, inflatable objects, streamers, flags, strobe lights or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displayed for rental in the parking lot of the subject property.
3. Conformance to all Minimum Requirements under Title 19.04.050 for Automobile Rental use.
4. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - SUP-1274 - CHETAK DEVELOPMENT CORPORATION ON BEHALF OF JONES MEDIA - Request for a Special Use Permit FOR A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN TO BE 55 FEET TALL WHERE 40 FEET TALL IS THE MAXIMUM ALLOWED adjacent to the northwest corner of Sahara Avenue and Paradise Road (APN: 162-03-411-011), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

GOYNES – DENIED – UNANIMOUS with TRUESDELL abstaining as he has an interest in this property and QUINN excused

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated that this sign will be located on the north side of Sahara Avenue between Paradise Road and Las Vegas Boulevard. Section 19.14.100 limits heights of billboards to 40 feet. There is an exception where the sign can be raised to 55 feet when it is adjacent and facing a 60-foot right-of-way line and is oriented towards that road. Part of the sign will be obstructed. Looking from the eastbound lanes it does not appear to be obstructed, but from the westbound lanes there are power lines and poles. Raising this sign up to 55 feet does not seem to reduce the amount of obstructions. There is a condition limiting the sign to 40 feet in height. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 47 – SUP-1274

MINUTES – Continued:

WILL KEMP, Chetak Development Corporation, 3800 Howard Hughes Parkway, appeared on behalf of the application. He objected to the condition limiting the sign to 40 feet. Going eastbound there are buildings that obstruct about one-third of the lower portion of the sign. They would like to have the sign at 55 feet so it will clear the buildings. Going westward there is a McDonald's restaurant sign that is 35 feet high, which almost blocks a 40-foot sign. There is a stoplight that would also block the sign. The sign will be for off-premise advertising. This is an ideal location for a billboard.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(8:44 – 8:49)

2-2680

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - VAR-1303 - MARY BARTSAS ON BEHALF OF FOOD COURTS OF NEVADA, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW 16 PARKING SPACES WHERE 23 PARKING SPACES ARE REQUIRED FOR A PROPOSED RESTAURANT adjacent to the northwest corner of Cheyenne Avenue and Rancho Drive (APN: 138-12-801-011), C-2 (General Commercial) Zone, 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL – APPROVED subject to conditions – Motion carried with EVANS not voting, NIGRO abstaining as this involves a tenant of his firm in another project, and QUINN excused

To be heard by the City Council on 1/22/2003.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that on 11/20/2002 the City Council approved a Site Development Plan. Staff has had several meetings with the applicant. A hardship has been created in terms of parking due to the configuration of the site and required right-of-way dedications. There will be 16 parking spaces provided where 23 are required. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 48 – VAR-1303

MINUTES – Continued:

JOHN WELLS, JAWA Studio, 103 East Charleston Boulevard, appeared on behalf of the applicant. He concurred with the conditions.

TODD FARLOW, 240 North 19th Street, asked the number of employees at the restaurant. Also, he wondered if this will be a drive-through restaurant. If this is a restaurant where customers dine inside, there will not be enough parking spaces. CHAIRMAN GALATI responded that this is a small building that will not be able to have many customers.

COMMISSIONER TRUESDELL commented that this building has been at this location in an unsightly condition for a long time. The employees will not inundate the parking.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(8:49 – 8:52)

2-2943

CONDITIONS:

Planning and Development

1. This Variance shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Approval of and conformance to the Conditions of Approval of Site Development Plan Review (SD-0046-02) and the site plan as submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - VAR-1309 - LONE MOUNTAIN BUFFALO PARTNERSHIP -
Request for a Variance to ALLOW NO OPEN SPACE WHERE 0.63 ACRES OF OPEN SPACE IS REQUIRED on the southwest corner of Lone Mountain Road and Buffalo Drive (APN: 138-04-503-002 and 003), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

GOYNES – DENIED – Motion carried with McSWAIN and NIGRO voting NO, GALATI abstaining as Trophy Homes is a client of his firm and QUINN excused

NOTE: There was a previous motion by NIGRO for approval subject to the condition which did not carry with EVANS, GOYNES and TRUESDELL voting NO, GALATI abstaining as Trophy Homes is a client of his firm, and QUINN excused

This is final action.

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that on 11/20/2002 the City Council approved a Site Development Plan for a 39-lot single-family development on this site. The plan approved by the City Council did not have any open space. The Planning Commission recommended approval of a Site Development Plan that had adequate open space. As part of the City Council approval, the applicant was instructed to file a Variance for open space.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 49 – VAR-1309

MINUTES – Continued:

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared in order to represent Trophy Homes. When this project was before the Planning Commission there was some open space. When the project went to the City Council they were directed to remove the open space, increase the lots and lose some lots. They revised the site plan to an R-PD2 (Residential Planned Development – 2 Units Per Acre). They took out the open space and lost three lots. There is a park close-by off Quadrel Street that could be used for open space. The City Council and neighbors were originally concerned about the density. Lone Mountain Road will be a major thoroughfare in the northwest. With larger lots the residents have larger back yards for the children to play in. All the lots are around 10,000 square feet. Very little open space was required. This is an extraordinary circumstance.

TODD FARLOW, 240 North 19th Street, appeared in protest. He attended the 11/20/2002 City Council meeting. Under the existing City Ordinance, children are not allowed to play in the sidewalks and streets. Therefore, this item should be held in abeyance to revise the site plan and provide open space.

COMMISSIONER McSWAIN felt the original plan makes a nicer neighborhood.

VICE CHAIRMAN TRUESDELL noted that a lot of time was spent on the original application. The open space was compatible with this project. He liked the original development more than this proposal.

COMMISSIONER NIGRO felt not many children will be playing in any open space due to the large yards.

There was no further discussion.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 6 [TMP-1268] for related discussion.

(8:52 – 9:07)

2-3150

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - MSP-1245 - CORONADO BAY/ SAHARA, LIMITED LIABILITY COMPANY - Request for a Master Sign Plan FOR AN APPROVED 52,800 SQUARE FOOT OFFICE DEVELOPMENT on the north side of Sahara Avenue, approximately 280 feet west of Buffalo Drive (APN: 163-04-806-001), U (Undeveloped) Zone [R (Rural Density) General Plan Designation] and U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to O (Office), Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions with Condition 4 deleted – UNANIMOUS with GALATI and McSWAIN abstaining as this involves their firms and QUINN excused

To be heard by the City Council on 1/22/2003.

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated this application has been submitted in accordance with the Conditions of Approval on the Site Development Plan Review. A Master Sign Plan establishes standards and limitations for development. The standards within a zoning district where signs will be located will be used as a guideline. This freestanding sign along Sahara Avenue is proposed to be 25-feet high and 210-square feet of copy area and the O (Office) zone requires that signs be 20-feet high with 100-square feet of copy area. Staff feels that 25 feet is excessive. There is a condition that the sign be limited to 20 feet, which would be more compatible with the area.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 50 – MSP-1245

MINUTES – Continued:

The wall signs on the buildings will be located on the fronts of the ten buildings as well as on the sides. The rear elevation of Buildings 3 and 8 will also contain wall signs. The wall signs meet the requirements. On the north elevation of Buildings 5 and 10, the signs shall not be illuminated since the building elevation is located within 200 feet of residential property. This request represents an overall effective Master Sign Plan with the modification that the freestanding sign be limited to 20 feet. Staff recommended approval subject to the conditions.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared in order to represent the applicant and developer. This property has been downgraded from its original submission and now the sign that they want is not in compliance with the Sign Code. If this property was SC (Service Commercial) they would be allowed a sign up to 40 feet in height and 660 square feet of sign. This proposal is for a 25-foot high sign where the copy is 250-square feet. There is a business park on the other side of Sahara Avenue that has a larger sign than what is being proposed. There will be ten buildings and to maximize the advertising space for each building, they would like to have this proposed sign. He concurred with all the conditions except Condition 4.

No one appeared in opposition.

There was no further discussion.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:07 – 9:14)

3-170

CONDITIONS:

Planning and Development

1. Site development to comply with all applicable conditions of approval for the Site Development Plan Review [Z-0038-02(1)] and all other subsequent site-related actions as required by the Planning and Development Department.
2. The wall signs on the north elevation of building 5 and building 10 shall not be illuminated.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 50 – MSP-1245

CONDITIONS – Continued:

3. Conformance to the sign and building elevations as submitted except as amended by conditions herein.
4. The freestanding sign shall be limited to a height of 20-feet.
5. The colors and materials for the freestanding sign shall be compatible with the buildings on the site.
6. All signage shall have proper permits obtained through the Building and Safety Department.
7. The freestanding sign shall be setback a minimum of five feet from all property lines. In addition, the sign shall be set back from any driveway or street intersection so as not to create a sight restriction.
8. Address numbers shall be provided as required by the Planning and Development Department.
9. No temporary signage shall be allowed on the site without the approval of a Temporary Sign Permit from the Planning and Development Department.

Public Works

10. Site development to comply with all applicable conditions of approval for Z-38-02, the approved Traffic Impact Analysis, and all other site-related actions.
11. Signs shall not be located within existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - MSP-1258 - TRIPLE A, LIMITED LIABILITY COMPANY -
Request for a Master Sign Plan FOR AN APPROVED 45,309 SQUARE FOOT RETAIL COMMERCIAL CENTER on the northwest corner of Washington Avenue and Lamb Boulevard (APN: 140-30-601-016), R-MHP (Residential Mobile/Manufactured Home Park) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions with additional conditions as follows:

- **One additional logo wall sign on the south elevation of the market. The sign shall be limited to the same size as the one on the front elevation of the market; and,**
- **One monument sign along the Washington Avenue frontage. The monument sign shall conform to the requirements for a monument sign in the C-1 (Limited Commercial) zoning district.**

- UNANIMOUS with QUINN excused

To be heard by the City Council on 1/22/2003.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 51 – MSP-1258

MINUTES – Continued:

EDDIE DICHTER, Planning and Development, stated this application has been submitted in accordance with the Conditions of Approval of a Site Development Plan Review. This plan shows a 40-foot high freestanding ground sign along the Lamb Boulevard/Washington Avenue corner. Wall signs will be located on each building. All the signs are in compliance with the C-1 (Limited Commercial) district. The west elevation will not have any signs because it is backing up to residential property and the proposed Master Sign Plan meets all the zoning codes. Staff recommended approval subject to the conditions.

RICHARD KIRSCH, 242 Sunpac Avenue, Henderson, Nevada, appeared on behalf of the developer. They may want to have a monument sign on Washington Avenue for the freestanding pad that will be going in to advertise that tenant. There is approximately 220-square feet of sign area left. MR. DICHTER responded that typically a freestanding sign and monument sign are required to be 100 feet apart from each other. The location of the freestanding sign is close to the Lamb Boulevard/Washington Avenue corner.

MR. KIRSCH felt the sign would be more than 100 feet away. In addition, they are under the wall signage allowed for this property. The Liborio Market that is going in on this property would like to put up a wall sign. MR. DICHTER said there would be sufficient area left so a wall sign would not be a problem. In regard to the monument sign, it would be limited to 75-square feet and 10-feet high.

No one appeared in opposition.

COMMISSIONER TRUESDELL was concerned that this application is to add undefined signage to a Master Sign Plan. He did not have a problem with the monument sign.

MARGO WHEELER, Planning and Development, stated that this application could be conditioned so the wall sign on the south elevation be limited to the logo signs similar to the building frontage. In that case, it would be known what will be added on the other side as it would have to be the same size.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(9:14 – 9:20)

3-380

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002

Planning & Development Department

Item 51 – MSP-1258

CONDITIONS:

Planning and Development

1. Site development to comply with all applicable conditions of approval for the Site Development Plan Review [Z-0041-01(1)] and all other subsequent site-related actions as required by the Planning and Development Department.
2. No wall signage shall be permitted on the west elevation of the buildings identified on the approved site plan as the 37,280 square foot market building, and the 6,000 square foot Proposed Retail building.
3. Conformance to the sign and building elevations as submitted.
4. All signage shall have proper permits obtained through the Building and Safety Department.
5. Illumination of signs shall comply with Section 19.14.070 Residential Protection Standards.
6. The Freestanding sign shall be setback a minimum of five feet from any public right-of-way. In addition, the sign shall be set back from any driveway or street intersection so as not to create a sight restriction.
7. Address numbers shall be provided as required by the Planning and Development Department.
8. No temporary signage shall be allowed on the site without the approval of a Temporary Sign Permit from the Planning and Development Department.

Public Works

9. Site development to comply with all applicable conditions of approval for Z-41-01, the approved Traffic Impact Analysis, and all other site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - SNC-1228 - CITY OF LAS VEGAS - Request for a Street Name Change FROM: Haley Avenue TO: Hitt Center Court located west of Durango Drive, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to condition – UNANIMOUS with QUINN excused

To be heard by the City Council on 1/22/2003.

NOTE: COMMISSIONER TRUESDELL disclosed that he will vote on this item, but the adjacent property owner is a licensed agent in his office. He has no interest in this request.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated this portion of Haley Avenue will not be connected to any other portion of Haley Avenue. Therefore, it will not produce any negative ramifications for the City. The requested street name change to Hitt Center Court is consistent with Title 13, Chapter 28 of the Las Vegas Municipal Code and the City of Las Vegas street naming and address assignment regulations. Staff recommended approval subject to the condition.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 52 – SNC-1228

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.
(9:20 – 9:21)
3-580

CONDITIONS:

Planning and Development

1. The applicant shall be responsible for all costs related to this Street Name Change including signage and installation.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - VAC-1231 - NEVADA HOMES GROUP - Petition to vacate excess public right-of-way, public ingress and egress easements and Government Patent Reservations generally located west of Buffalo Drive, north of Gowan Road, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions with the first sentence in Condition 1 amended to read: *Provide a sewer relocation plan, sewer easements and right-of-way unless approved by the City Engineer* – **UNANIMOUS** with QUINN excused

To be heard by the City Council on 1/22/2003.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated these existing rights-of-way, ingress and egress easements and Government Patent Reservations are no longer necessary and will be incorporated into the Day Dawn Estates subdivision. Staff recommended approval subject to the conditions.

KEN CRAMER, Summit Engineering Corporation, 1421 East Sunset Road, Suite #17, Las Vegas, Nevada appeared on behalf of the developer. He concurred with the conditions.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 53 – VAC-1231

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.
(9:21 – 9:22)

3-630

CONDITIONS:

1. The City shall be reimbursed the original purchase price of \$900.00 for the chord right-of-way located on the southwest corner of Buffalo Drive and Ahey Road prior to recordation of the Order of Vacation.
2. This Petition of Vacation shall record prior to the recordation of any Final Maps overlying the affected subdivisions within this overall development.
3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
5. All development shall be in conformance with code requirements and design standards of all City Departments.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 53 – VAC-1231

CONDITIONS – Continued:

6. The Order of Vacation and Order of Relinquishment of Interest shall not be recorded until all of the above conditions have been met provided, however, that Condition No. 3 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
7. If the Order of Vacation and Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - VAC-1235 - ALLEN TELES REVOCABLE TRUST - Petition to vacate a portion of an unnamed right-of-way, generally located between Pinto Lane and Arabian Road, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS with QUINN excused

To be heard by the City Council on 1/22/2003.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated the applicant is proposing to vacate unnamed right-of-way between Pinto Lane and Arabian Road. The property is currently not being used, but is a part of residential lots. Staff recommended approval subject to the conditions.

MR. BRENNER, MWH, 3014 West Charleston Boulevard, appeared on behalf of the owner. He concurred with the conditions.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 54 – VAC-1235

MINUTES – Continued:

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(9:22 – 9:23)

3-650

CONDITIONS:

Planning and Development

1. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
3. All development shall be in conformance with code requirements and design standards of all City Departments.
4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #1 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
5. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - VAC-1243 - CENTENNIAL 95, LIMITED PARTNERSHIP -
Petition to vacate a portion of Ranch House Road, generally located south of Azure Drive, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS with QUINN excused

To be heard by the City Council on 1/22/2003.

NOTE: COMMISSIONER TRUESDELL announced that he normally abstains on Montecito Town Center applications due to a relationship regarding property on the west side of US95. However, he has not discussed this request with anyone and has no interest in it, so he will vote on it.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated that this Vacation of right-of-way will be executed in conjunction with an approved Montecito Town Center development. Additionally, this Vacation will satisfy a condition of approval of the Montecito East Tentative Map and will benefit area residents who do not want commercial traffic going through their residential communities. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 55 – VAC-1243

MINUTES – Continued:

MATT WARNER, Montecito Town Center, 6600 West Charleston Boulevard, Suite 124, appeared on behalf of the application. He concurred with the conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(9:23 – 9:25)

3-700

CONDITIONS:

Planning and Development

1. Abandon/remove any remaining sewers within the vacated portion of Ranch House Road.
2. The Order of Vacation for this site shall not record until an alternative paved access route, such as Sky Point Road, is connected to Azure Drive and available for public use.
3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
5. All development shall be in conformance with code requirements and design standards of all City Departments.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 55 - VAC-1243

CONDITIONS – Continued:

6. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #3 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
7. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - VAC-1249 - P N II, INC. - Petition to vacate public utility, drainage easements, and rights-of-way generally located within the Silverstone Ranch Master Planned Community (formerly Mountain Spa) adjacent to the northeast corner of Buffalo Drive and Racel Street, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL – APPROVED subject to conditions – UNANIMOUS with QUINN excused

To be heard by the City Council on 1/22/2003.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated the Silverstone Ranch area has been under redesign. The existing easements, sewer easements, public drainage easements and rights-of-way are no longer necessary and the new mapping will designate new roadways as needed. Staff recommended approval subject to the conditions.

VALERIE POWERS, Stantec Consulting, 7251 West Charleston Boulevard, appeared on behalf of the applicant. She requested the following be deleted in Condition 1: Such sewer relocation, if proposed, shall be constructed and operational prior to recordation of the Order of Vacation for this site. Public Works agreed to reword that condition to read: *Provide a sewer relocation plan, sewer easements and right-of-way acceptable to the City Engineer.*

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 56 – VAC-1249

MINUTES – Continued:

DAVID GUERRA, Public Works, responded that the condition could be revised to state: *unless approved by the City Engineer*. Some of the sewers are active and if the easements are not in place and other lines working prior to allowing them to vacate, this Vacation could not take place.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(9:25 – 9:27)

3-740

CONDITIONS:

Planning and Development

1. Provide a sewer relocation plan, sewer easements and right-of-way dedications required for future development of this overall site. Such sewer relocation, if proposed, shall be constructed and operational prior to recordation of the Order of Vacation for this site, unless an alternative public sewer access plan is submitted to and approved by the City Engineer.
2. This Petition of Vacation shall record prior to the recordation of any Final Maps overlying the affected subdivisions within this overall development.
3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
5. All development shall be in conformance with code requirements and design standards of all City Departments.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 56 – VAC-1249

CONDITIONS – Continued:

6. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #3 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
7. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - VAC-1264 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY - Petition to vacate U.S. Government Patent Reservations, Rights-of-Way, and Public Sewer, Landscape and Right-of-Way Easements generally located between Gowan Road and the Buckskin Avenue alignment, approximately 700 feet east of Cliff Shadows Parkway, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining as his firm has a business relationship with Southwest Desert Equities, LLC, on an adjacent parcel and QUINN excused

To be heard by the City Council on 1/22/2003.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated this Vacation of utility and drainage easements will not adversely affect any abutting parcels. The proposed Vacation of rights-of-way will eliminate access to abutting parcels. However, the applicant will be submitting new subdivision maps on top of this area and reconfigure the layout of the site with new streets. Staff recommended approval subject to the conditions.

No one appeared to represent the application.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 57 – VAC-1264

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.
(9:27 – 9:29)

3-840

CONDITIONS:

Planning and Development

1. All public improvements, if any, adjacent to and in conflict with this Vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation or Order of Relinquishment of Interest.
2. Provide a public sewer stub and appropriate easements to the southeast corner of this site at a size, depth, and location acceptable to the City Engineer.
3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
4. All development shall be in conformance with code requirements and design standards of all City Departments.
5. The Order of Vacation and the Order of Relinquishment of Interest shall not be recorded until all of the above conditions have been met provided, however, that Condition #1 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 57 – VAC-1264

CONDITIONS – Continued:

6. If the Order of Vacation and the Order of Relinquishment of Interest are not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SDR-1166 - SAMSON EQUITIES - Request for a Site Development Plan Review and a Reduction of the On-Site Perimeter Landscape Requirements FOR A 6,325 SQUARE-FOOT FAST FOOD RESTAURANT (FOOD COURT) on 0.85 acres adjacent to the south side of Charleston Boulevard, approximately 550 feet west of Torrey Pines Drive (APN: 163-02-114-010), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS with QUINN excused

This is final action.

MINUTES:

DAVID CLAPSADDLE, Planning and Development, stated this application was held in abeyance from the last meeting when the applicant provided a new site plan that staff had not seen prior to the meeting. Since that meeting, staff has met with the applicant and the site plan has been redesigned. Originally the drive-through lane was proposed along the east side of the building where it would have to cross two lanes of traffic to be able to exit the site. The drive lane has been moved to the west side of the property. The building elevations and articulation have been enhanced. The color scheme will match the nearby Community College. They have moved the trash enclosure to meet the code and provided a handicapped space. The landscaping on the site is adequate. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 58 – SDR-1166

MINUTES – Continued:

JOHN TUCKER, Jet Development, 800 North Rainbow Boulevard, Suite 208, appeared with ROBERT FELDMAN, Samson Equities, 800 North Rainbow Boulevard, Suite 208, on behalf of the application. MR. TUCKER described how the drive-through lane would function. They concurred with the conditions.

There was no further discussion.

(9:29 – 9:32)

3-900

CONDITIONS:

Planning and Development

1. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect all trees, shrubs and groundcover along the perimeter of the site and in the parking area to be in accordance with the planting and spacing requirements of the Las Vegas Urban Guidelines and Standards.
2. The trash enclosure shall have six-foot tall walls, finished in the same manner as the main structure with a roof and solid metal gates as required by Title 19.08.045.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 58 – SDR-1166

CONDITIONS – Continued:

8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
15. In accordance with the intent of a Commercial Subdivision, this site shall have perpetual common access to all driveways connecting this site to the abutting. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of the overall commercial site, which would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 58 – SDR-1166

CONDITIONS – Continued:

16. Provide an update to the previously approved Traffic Impact Analysis or submit to the City of Las Vegas a new Traffic Impact Analysis to be approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
17. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
18. Site development to comply with all applicable conditions of approval for Z-68-95 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-1255 - SILVERSTONE RANCH - PARCEL 8 - PN II, INC. - Request for a Tentative Map FOR 80 LOTS and a Waiver from Title 18 TO ALLOW 20-FOOT WIDE PRIVATE DRIVES WHERE 24-FOOT IS THE MINIMUM REQUIRED, TO ALLOW PRIVATE DRIVES TO BE LONGER THEN THE 200-FOOT MAXIMUM, AND 33-FOOT PRIVATE STREETS WHERE 37-FOOT IS THE MINIMUM REQUIRED on 30.66 acres adjacent to the north and south sides of Monte Viso Drive, approximately 300 feet east of Mountain Spa Drive (APN: 125-10-211-001 through 012, 125-10-313-001 through 017, 125-10-711-001 through 008, and 125-10-610-001, 002, 003 and 004), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with QUINN excused

To be heard by the City Council on 1/22/2003.

MINUTES:

EDDIE DICHTER, Planning and Development, stated the applicant is requesting waivers from Title 18. Typically private streets need to maintain a minimum width of 37 feet with 'L' curb and 39 feet with rolled curb. The applicant is proposing 33 feet with private drives. They are proposing a private street separated by small landscape medians and private drives. The private drives are proposed to be longer than the 200-feet maximum permitted. That is a big issue with Fire Services. The applicant has agreed to change the 33-foot wide roads to 37 feet with L curb

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 59 – TMP-1255

MINUTES – Continued:

and Fire Services and staff have no problem with the reduction of the private drives. However, on the request the private drives are shown as 20 feet, but on the plan they are shown as 22 feet, so that needs to be clarified. Staff recommended approval since the applicant has agreed to the 37 foot private street subject to the conditions.

EVAN KNAPP, 1635 Village Center Circle, Suite 250, appeared in order to represent the applicant. The private drives have been increased to 22-feet wide to accommodate utilities.

COMMISSIONER TRUESDELL was concerned about the waivers. MR. KNAPP explained that the initial drawings had a main road through the parcel with lots on each side. They have added private drive loops to give the owners more privacy and landscape the median island so that the traffic going through the site would be screened from the owners. They are trying to make a more exclusive community for the homeowners, but that generates waivers.

COMMISSIONER NIGRO commented that he likes the modification from one long street. Small streets can be attractive and give more of a neighborhood feel.

There was no further discussion.

(9:32 – 9:39)

3-1010

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review [Z-0075-91(13)] and all subsequent site-related action.
3. The Tentative Map shall be revised to meet Title 18 minimum private street width standards.
4. Street names must be provided in accord with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 59 – TMP-1255

CONDITIONS – Continued:

6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

7. Petition of Vacation VAC-1249 must record prior to the recordation of a Final Map for this site.
8. Any easements in conflict with this site shall be vacated prior to the recordation of a Final Map for this site.
9. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
10. The waiver of Title 18 standards to allow 20 foot wide private drives is acceptable if parking is not allowed on both sides of the street and the geometric design is approved by the Department of Fire Services.
11. Site development to comply with all applicable conditions of approval for Z-0075-91 and all other subsequent site-related actions.
12. An update to the previously approved Master Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
13. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-1256 - SILVERSTONE RANCH PARCEL 7C - PN II, INC. - Request for a Tentative Map FOR 64 LOTS and a Waiver from Title 18 TO ALLOW 33-FOOT WIDE PRIVATE STREETS WHERE 37-FEET IS THE MINIMUM REQUIRED on 22.09 acres approximately 625 feet west of Rainbow Boulevard, 660 feet north of Grand Teton Drive (APN: 125-10-710-023 through 046 and 125-10-810-007 through 026), R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions with additional condition that the curb be painted red along the landscape median with signage indicating “Fire Lane, No Parking,” and Condition 3 deleted – UNANIMOUS with QUINN excused

To be heard by the City Council on 1/22/2003.

MINUTES:

EDDIE DICHTER, Planning and Development, stated the applicant is requesting a waiver from the private streets. There are no private drives. The overall Tentative Map is appropriate for the area. The applicant met with Fire Services. There will be 33-foot wide private streets separated by a median landscape area, which is acceptable to Fire Services. However, the landscape median needs to be painted red with appropriate signage to allow no parking in that area. Staff is still concerned about the reduction of the private streets to 33 feet and limited area for parking. If the landscape median could be reduced by eight feet, then they could meet the 37-foot wide private streets. There is no hardship for the waiver request. Staff recommended denial.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 60 – TMP-1256

MINUTES – Continued:

EVAN KNAPP, 1635 Village Center Circle, Suite 250, appeared in order to represent the applicant. He thought there will be enough parking spaces, even with the 33-foot wide private streets. There could be five vehicles parked at each home site without any vehicles parking in the street. They would rather add any additional space into the landscape median. Fire Services does not object to their current proposal.

COMMISSIONER McSWAIN thought the present proposal would be more aesthetically pleasing and create more of an open feel.

CHAIRMAN GALATI did not feel this proposal would make the area too dense.

COMMISSIONER NIGRO felt this is a significant upgrade from a standard 37-foot wide street with no landscaping.

There was no further discussion.

(9:39 – 9:44)

3-1250

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review [Z-0075-91(13)] and all subsequent site-related action.
3. The Tentative Map shall be revised to meet Title 18 minimum private street width standards.
4. Street names must be provided in accord with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 60 – TMP-1256

CONDITIONS – Continued:

6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

7. Petition of Vacation VAC-1249 must record prior to the recordation of a Final Map for this site.
8. Any easements in conflict with this site shall be vacated prior to the recordation of a Final Map for this site.
9. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
10. The waiver of Title 18 standards to allow 33 feet wide private streets is acceptable if parking is not allowed on at least one side of the street and the geometric design is approved by the Department of Fire Services.
11. Site development to comply with all applicable conditions of approval for Z-75-91 and all other subsequent site-related actions.
12. An update to the previously approved Master Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
13. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ROC-1234 - PN II, INC. ON BEHALF OF PULTE HOMES - Request for a Review of Condition #8 of an approved Tentative Map (TM-0052-02) WHICH REQUIRED A 10-FOOT WIDE ROADWAY CORRIDOR EASEMENT TO BE GRANTED ADJACENT TO THE EAST RIGHT-OF-WAY LINE FOR TENAYA WAY adjacent to the northeast corner of Grand Teton Road and Tenaya Way (APN: 125-10-811-001 and 125-10-314-001), R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to condition – UNANIMOUS with QUINN excused

This is final action.

MINUTES:

EDDIE DICHTER, Planning and Development, stated this roadway corridor is no longer needed, as long as conditions of approval for TM-0052-02 are met. Staff recommended approval subject to the condition.

VALERIE POWERS, Stantec Consulting, 7251 West Charleston Boulevard, appeared on behalf of the applicant. She concurred with the conditions.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 61 – ROC-1234

MINUTES – Continued:

There was no further discussion.

(9:44 – 9:46)

3-1450

CONDITION:

Planning and Development

1. All development shall conform to the Conditions of Approval for Site Development Plan Review [Z-0075-91(13), Tentative Map (TM-0052-02), and all subsequent site related action.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

DIRECTOR'S BUSINESS - TA-0022-02 - CITY OF LAS VEGAS - Request to amend a portion of Title 19 in regard to standards for chain link fencing.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

TRUESDELL – ABEYANCE until the 2/27/2003 Planning Commission meeting – UNANIMOUS with QUINN excused

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, said staff needs to do additional research on this Text Amendment and would like it held until the 2/27/2003 Planning Commission meeting.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:17 – 6:18)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

DIRECTOR'S BUSINESS - TXT-1279 - CITY OF LAS VEGAS - Discussion and possible action to Amend Title 19, Section 19.12.090 to authorize the City to impose minimum landscaping requirements on multi-family developments that were approved before minimum requirements were established.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be WITHDRAWN WITHOUT PREJUDICE.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report - Not Applicable

MOTION:

TRUEDELL – ABEYANCE until the 1/9/2003 Planning Commission meeting – UNANIMOUS with QUINN excused

NOTE: COMMISSIONER EVANS made an initial motion of NO RECOMMENDATION – Motion did not carry with GALATI, McSWAIN, NIGRO and TRUEDELL voting NO and QUINN excused

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

MARGO WHEELER, Planning and Development, stated this item is brought before the Planning Commission at the request of the City Council and the City Attorney's Office. The Ordinance would allow the Department of Neighborhood Services to issue a notice to properties that are not well maintained. They are multi-family apartment type projects. The property owner would be required to submit to the Department of Planning and Development a proposed landscape plan that would be subject to approval of staff. Staff has not made a recommendation.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 63 – TXT-1279

MINUTES – Continued:

COMMISSIONER TRUESDELL asked how an apartment complex that is 20 years old, paved, but has no landscaping, would be affected. MS. WHEELER responded that the Department of Neighborhood Services handles the City's code enforcement and through their standard policies and procedures, this Ordinance would be implemented.

DEPUTY CITY ATTORNEY BRYAN SCOTT added that it is also discretionary on the part of the City Council to determine whether the owner should submit new landscape plans.

ROBERT GENZER, Director, Planning and Development, said the Ordinance under Section (A) appears to affect only properties that were approved prior to when the minimum landscape standards went into effect within the chapter. The attempt is to go back to properties that have no landscaping and bring them up to a standard that is more acceptable today. This Ordinance refers only to multi-family.

COMMISSIONER McSWAIN was not comfortable in imposing a standard after the fact.

MR. SCOTT explained that Neighborhood Services contacts the owners to advise them that their property is in disrepair, they give them a certain amount of time to bring that property back into compliance. If that is not done, then the owner is requested to submit a full landscape plan.

COMMISSIONER McSWAIN thought that some of the properties would not have the space to meet the minimum landscape requirements.

TODD FARLOW, 240 North 19th Street, felt the main problem is slumlords. A lot of the owners do not live in Las Vegas. It is important to obtain permits and the process is easy.

ARTHUR ALBOROS, 205 North 10th Street, said that there are some older buildings that need to be rectified. The Planning Commission is saying to upgrade, but at the same time they are giving waivers. It needs to be clarified as to what is and is not acceptable.

COMMISSIONER TRUESDELL said that if an owner is not maintaining their yard or building, there are adequate elements within the code to deal with those public nuisance issues. However, if an owner is maintaining their property, but not sweeping their asphalt parking and receive a notice, that should not trigger them to have to install minimum landscaping.

PLANNING COMMISSION MEETING OF DECEMBER 19, 2002
Planning & Development Department
Item 63 – TXT-1279

MINUTES – Continued:

COMMISSIONER EVANS asked if this could be held in abeyance and get more input from affected individuals. Also, he wondered if the owners would be required to appear before the Planning Commission to obtain approval of their minimum landscape requirements.

CHAIRMAN GALATI felt that since this was initiated by the City Council it should be moved along. However, this Ordinance does not indicate that if a property is derelict that it has to be brought up to the original landscape plan first.

ROBERT GENZER, Director, Planning and Development, suggested sending this forward to the City Council with no recommendation. The attempt by the City is to go after projects where people are living in them, but the landlord is not concerned about providing any amenities within that project.

COMMISSIONER NIGRO felt this Ordinance is far reaching and he did not feel prepared to vote on it.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(9:46 – 10:09)

3-1510

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

MINUTES:

TODD FARLOW, 240 North 19th Street, spoke about the Conservation Element. There is an implementation strategy noted on page 140 where it refers to the NEC (National Model Energy Code). At a previous City Council meeting ATTORNEY ROBERT GRONAUER had a project that had a loft. Some adjacent residents did not want windows in it because they were afraid people would look down into their properties. At the Ten Shades of Green exhibit at Neonopolis, that architect had windows above view height that could be operable or not. If the policy is implemented in the 2020 Master Plan, some of this has to be taken into consideration.

COMMISSIONER EVANS said that since CHAIRMAN GALATI will no longer be the Chairman of the Planning Commission it has been an honor to serve under his leadership. He is a renowned architect, principal in his own firm and has won numerous professional awards. He designed the building where COMMISSIONER EVANS is employed. He has a sense of fairness and objectivity and is a roll model for the Commissioners.

CHAIRMAN GALATI responded that being Chairman of the Planning Commission has been an honor and he has had the assistance of good Commissioners and staff.

COMMISSIONER McSWAIN agreed with COMMISSIONER EVANS' comments. In addition, the Planning Commission programming has won a National Award.

VICE CHAIRMAN TRUESDELL felt that when he first came onto the Planning Commission, CHAIRMAN GALATI was the Vice Chairman. He made motions and crafted solutions for a lot of projects. That will be a good benefit for the Planning Commission in the future.

(10:09 – 10:15)

3-2490



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: DECEMBER 19, 2002

MEETING ADJOURNED AT 10:15 P.M.

Respectfully submitted:

DOREEN ARAUJO, DEPUTY CITY CLERK

LINDA OWENS, DEPUTY CITY CLERK